

vernment Resolution on the National Housing Policy. Shri Ish Rutt Yadav to continue.

#### GOVERNMENT RESOLUTION ON NATIONAL POLICY CONTD.

श्री ईश रत्न यादव (उत्तर प्रदेश) : मैडम, कल भी मैंने कहा था और आज फिर दोहरा रहा हूँ कि यह राष्ट्रीय आवास नीति का जो दस्तावेज है, जिस पर हम चर्चा कर रहे हैं, इसने इस देश की आवास की समस्या हल होने वाली नहीं है। यह दस्तावेज मुझे बिल्कुल निरर्थक सा लग रहा है। जब हम लोग विपक्ष में थे, अर्थात् भी हैं, जब कभी यह लोग विपक्ष में थे तो बहुत नारे लगाए जाते हैं। उनमें से एक नारा हमेशा लगता है, जो विपक्ष में रहता है :

रोटी कपड़ा और मकान,  
भाग रहा भूखा, नंगा इन्सान।

महोदया, हमें आजाद हुए 46 साल हो चुके हैं और 40 साल तक लगातार कांग्रेस पार्टी की सरकार रही है। केन्द्र में भी अधिकांश राज्यों में भी कांग्रेस पार्टी का राज रहा लेकिन आज तक आवास समस्या हल नहीं हो सकी। उस पर विचार करने के लिए, चर्चा करने के लिए यहां पर इकट्ठा हुए हैं। मैडम, सन् 1988 में राष्ट्र सच ने एक आवास नीति का मसौदा तैयार किया था और सभी सदस्य देशों को इसे प्रेषित किया था। सभी सदस्य देशों ने इसके लिए स्वीकृति दी थी। 1988 में ही अपने देश में लोक सभा और राज्य सभा में इस आवास नीति का मसौदा प्रस्तुत किया गया था। जहां तक मेरी जानकारी है राज्य सभा ने भी अपनी स्वीकृति दे दी थी। लेकिन मैं यह जानना चाहूंगा माननीय शहरी विकास मंत्री जी कि 6 वर्ष बीत गये, आपने जो मसौदा पेश किया था जिसकी स्वीकृति भी राज्य सभा से हुई थी, आज तक उसको किनता आपने कार्यान्वित किया और कितनी इसमें आपकी सफलता मिली है, कितने आवासों का निर्माण आपकी इस नीति के चलते हुआ? यह 1988 में भी केवल आपने यह कोरा नारा दिया था और आज भी आपकी स्थिति वही है।

मैडम, नेशनल बिल्डिंग आर्गेनाइजेशन की रिपोर्ट जिसका उल्लेख नेशनल हाउसिंग पालिसी में किया गया है, इस नेशन बिल्डिंग आर्गेनाइजेशन की सन् 1991 की रिपोर्ट के हिसाब से 31 मिलियन यूनिट्स मकानों की आवश्यकता है। जो रिपोर्ट में 20.6 मिलियन यूनिट्स देहांत में, गांवों में और 10.4 मिलियन यूनिट्स शहरों में आवश्यकता है। मैं समझता हूँ आठवीं पंचवर्षीय योजना में सरकार का यही लक्ष्य है।

यद्यपि कि मैं इस रिपोर्ट को सही नहीं मानता हूँ। यह बिल्कुल सही रिपोर्ट नहीं है इतने बड़े देश के लिए। सरकार तो आंकड़ों पर चलती है। वास्तविक स्थिति की तो सरकार को जानकारी नहीं है। मंत्री जी लोग कोई तकलीफ, कोई कष्ट नहीं करते जनता की समस्याओं का अध्ययन करने के लिए। इनके जो अधिकारी होते हैं वे गांवों को जानते ही नहीं कि कहां गांव होता है क्या उसकी स्थिति होती है। अपने एयर कंडीशन्स कमरों में बैठकर फर्जी आंकड़े तैयार कर देते हैं। मैं इन आंकड़ों को सही नहीं मानता हूँ जो नेशनल बिल्डिंग आर्गेनाइजेशन ने दिए हैं। मैडम, अगर इन्हीं आंकड़ों को सही मान लिया जाए जिनका उल्लेख नेशनल हाउसिंग पालिसी में किया गया है—यदि देश की आबादी इसी गति में बढ़ती रही तो माननीय मंत्री जी को ये मावधान करना चाहूंगा कि सौ साल में आपको स्कीम पूरे नहीं होनी, और सौ साल बीत जाएंगे। सौ साल में भी सौ गांव में कोई रहने वाला है या शहर में हैं। उसके मकान की समस्या आप हल नहीं कर पाएंगे। इसलिए मैं कहना चाहूंगा माननीय मंत्री जी से कि बहुत कुछ ठोस काम उठाइये। इस तरह के दस्तावेजों से जो काम के काम लगते हैं और आदर्श तथा उपदेश के दस्तावेज ज्यादा लगते हैं, इनसे कोई काम नहीं चलने वाला है।

मैडम, आज आवास की जो समस्या इस देश की है, यह बहुत जटिल समस्या है। ग्राम आदमी के जीवन में, उसके अच्छे जीवन में, उसके मुख्यमय जीवन में, उसके नए जीवन में उसकी प्रगति में आवास की समस्या जुड़ी हुई है। मैडम, माननीय

मंत्री जी को और सरकार के अधिकांश मंत्रियों को—कुछ को छोड़कर जो शहरों में ही पैदा हुए हैं, गांव नहीं देखे हैं, माननीया मंत्री जी तो हमारे उत्तर प्रदेश से चुनकर आती हैं, इनको बहुत जानकारी होगी गांवों की—लेकिन कुछ मंत्री लोगों को छोड़ कर, जो शहरों में पैदा हुए हैं बाकी लोगों को गांवों की स्थिति जरूर मालूम है। शर्द भी इनके जिगर में होगा। लेकिन दर्द रहते के बाद उस समस्या का इनके लिए समाधान करना आसान भी नहीं है। मैं इसको मानता हूँ। लेकिन अगर दृढ़ इच्छा शक्ति सरकार की रहेगी और सरकार ने इस ओर असर प्रयास किया तो उस समस्या का समाधान और निदान भी हो सकता है तथा लोगों को आवास भी मिल सकता है।

मैंडम, गांवों की बड़ी खराब स्थिति है। ऐसे मकान गांवों में बने हुए हैं, जमीन के अभाव में कि लोगों के सामने सहन भी नहीं है जहाँ वे निकलकर बैठ सकें। गंदगी रहती है और इससे बीमारियाँ फैलती हैं। एक-एक इंच जमीन के लिए गांव में भार-पीट और हत्याकांड रोज होती हैं। यह गांवों की समस्या है।

मैंने कल कहा था, आज फिर दोहरा रहा हूँ, और सही चित्रण कर रहा हूँ कि गांव में फिसली के पास ओपड़ा है और एक कच्चा कमरा है तो उस कमरे के अंदर आदमी भी रहता है और मवेशी भी रहता है। उस कमरे के अंदर गर्भवती माँ भी रहती है और बीमार बालक भी रहता है। 46 वर्षों में आपने समस्या का क्या निदान किया है। कौन-सी समस्या आवास की हल कर दी। आपने कोई प्रयास नहीं किया। मैं सरकार के ऊपर सीधा-सीधा आरोप लगा रहा हूँ।

मकान बनाने के लिए जमीन चाहिए। जमीन का आवंटन पूरे देश में कहीं हुआ नहीं उत्तर प्रदेश को छोड़ करके। उत्तर प्रदेश छोड़ करके, जहाँ पर स्व० चौधरी चरण सिंह जी ने जमींदारी एबोलिशन एक्ट लागू किया था, वह कानून आज भी उत्तर प्रदेश के अंदर पहली

जुलाई, 1952 से लागू है। जिसके कब्जे में जो जमीन रहे वह उसका मालिक हो गया। लेकिन पूरे हिन्दुस्तान के अन्दर येरी जानकारी है कि सही भावने में जमींदारी टूटनी चाहिए थी, भूमि का आवंटन होना चाहिए था, वह भूमि का आवंटन आज तक पूरे देश के अन्दर नहीं हो सका। मकान बनाने के लिए लोगों के पास जमीन नहीं है, मकान है नहीं और गांवों का 50 फीसदी आदमी आज भी खुले, आसमान के नीचे और पेड़ के नीचे रहता है। मैंडम, हो सकता है कि किसी परिवार के पास मकान हो, एक कमरे का, दो कमरे का कच्चा मकान हो। परिवार बड़ा हो गया, घर में बहुत है, बेटी है, परिवार के और लोग हैं। उनको सबबुरत चाहे जाड़ा रहे, और चाहे जून के महीने की धूप रहे और चाहे बरसात रहे, मैंडम, उस पेड़ के नीचे, खुले आसमान के नीचे शरण लेनी पड़ती है। क्या सरकार ने ऐसे आदमियों के लिए इंतजाम किया है जिनको रहने के लिए, सिर छिपाने के लिए जगह नहीं है? शहरों की स्थिति, मैंडम, हम सब लोग जानते हैं। शहरों की आबादी बढ़ती जा रही है। सरकार ने कोई रोक शहरों की आबादी पर नहीं लगाया है और मैं तो चाहता हूँ कि इसका कानून भी अब इस देश के अंदर बनना चाहिए, क्योंकि रोजगार की तलाश में लोग शहर में भाग कर आते हैं। शहर में मकान नहीं मिलते और दूसरे लोगों के मकान की, शहर में जो रोखी-रोटी के लिए आते हैं, उनके मकान की समस्या तो जाने दें, संसद् सदस्य चुनकर आते हैं, एक-एक साल तक मकान नहीं पाते हैं। कोई वेस्टर्न कोर्ट में रुका हुआ है, कोई बी०पी० हाउस में रुका हुआ है तो कोई अपने रिश्तेदार के जहाँ रुका हुआ है। आफिसर ट्रांसफर होकर डेपु-उशन पर आते हैं, उनको मकान नहीं मिलता, तो गांव से जो आदमी भागकर के आयेगा उसके लिये मजबूरी हांगी कि वह शॉप-पट्टी में रहे। कोई अपनी शॉप-पट्टी बनाये, गन्दे नाले पर शरण ले और माननीया मंत्री जी आप उस समस्या का हल नहीं कर सकती हैं जब तक

आपने रोक नहीं लगाया इस पलायनवाद को गांव से जो आदमी भाग करके शहर में आ रहा है और इस पलायनवाद को रोकने के लिये एक ही तरीका हो सकता है सरकार के पास कि गांवों में उसकी रोजी-रोटी की व्यवस्था करिये, उद्योग-धंधा लगाइये, उसको नौकरी का, उसके रोजगार का अवसर गांव में दीजिये, तब तो शहरों की आबादी थोड़ा कंट्रोल में होगी, बरता आपकी आवास नीति बनती जायेगी और शहर की झोपड़-पट्टियां भी बढ़ती चली जायेंगी और आप इस समस्या को हल नहीं कर सकेंगे। मैडम, चाहे शहर हो, चाहे वेहात हो, इसमें सबसे बुराद और चिंताजनक स्थिति महिलाओं की है। महिलाओं को इस देश में सबसे कमजोर माना गया है। मनु महाराज के जमाने से, मनु स्मृति के समय से महिलाओं को अधिकार नहीं दिए गये। महिला को कहा गया कि तुम दासी हो, तुम नौकरानी हो, तुम घर के अन्दर रहो। अब तो इसमें सुधार हुआ है, लेकिन आज भी 90 फीसदी या इससे ज्यादा महिलाओं को अपने घरों के अन्दर रहना पड़ता है। टूटे-फूटे मकान, झोपड़-पट्टी जहां सूरज की किरण नहीं पहुंचती है, हवा नहीं पहुंचती है, ऐसे मकानों में रह करके उन्हें तरह-तरह की बीमारियों का शिकार होना पड़ता है। कम उम्र में ही बीमारी के कारण अधिकांश महिलाओं की जान चली जाती है, मृत्यु हो जाती है। क्या सरकार ने कभी गंभीरता से इस पर विचार किया है? अगर सरकार ईमानदारी से विचार करती तो यह समस्या हल हो गयी होती।

महोदया, इस राष्ट्रीय आवास नीति में माननीया शहरी विकास मंत्री जी ने कहा है कि यह विषय ज्यादातर राज्य सरकारों से संबंधित हैं। मैं इसको सही मानता हूँ। आप तो डायरेक्शन दे सकते हैं। आप इसके लिये धन उपलब्ध करा सकते हैं, लेकिन जमीन तो केन्द्र सरकार उपलब्ध नहीं करा सकती। यह बात सही है, लेकिन आपको यह देखना पड़ेगा

कि राज्य सरकारें इस पर कहां तक प्रभाव करती हैं। कहां तक भूमिहीन लोगों को जिनके पास मकान नहीं हैं, उनको मकान बनाने के लिये जमीन आवंटित करती है क्योंकि मकान बनाने के लिये सबसे जरूरी चीज जमीन होती है, भूमि होती है। सारे साधन उपलब्ध हो जायें और जमीन न हो तो आदमी मकान कहां पर बनायेगा? आसमान या पेड़ पर तो मकान नहीं बनायेगा या पानी पर तो मकान नहीं बनायेगा? मकान तो जमीन पर ही बनायेगा और जमीन मिल नहीं रही है। इसलिये मैं फिर दोहरा रहा हूँ और सरकार से नम्र निवेदन कर रहा हूँ कि सरकार यह देखे कि इस देश की सभी राज्य सरकारें इसको प्राथमिकता दें ताकि जिन लोगों को मकान की आवश्यकता है, उनका राज्य सरकारें सबे करायें और जिस तरह से आपने डायरेक्शन दिया है, मकान बनाने के लिये जमीन का आवंटन करें। यह सबसे जरूरी चीज है। लेकिन केन्द्र सरकार यह करा भी दे, मकान बनाने के लिये जमीन मिल भी जाय तो बनायेंगे कैसे? लोगों की आर्थिक स्थिति सही नहीं है। गांवों में या झोपड़-पट्टी में रहने वालों की आर्थिक स्थिति बहुत खराब है। मैडम, मैं ऐसे लोगों की बात नहीं करता जो कि रातों-रात कई तल्ले कोटियां खड़ी कर देते हैं। मैं तो उन गरीब लोगों की बात करता हूँ जिनके पास मकान बनाने के लिये साधन नहीं हैं। इस बारे में भारत सरकार को सोचना पड़ेगा, प्रयास करना पड़ेगा और मदद करनी पड़ेगी। आप सीमेंट के दाम महंगे रखेंगे, लोहे के दाम महंगे रखेंगे और कोयले के दाम महंगे रखेंगे तो ईंट महंगी मिलेगी और फिर उसका मकान नहीं बन सकता है। इस बारे में भी आपको गंभीरता से विचार करना चाहिये। इस संघ में भी केन्द्र सरकार को एक नीति बनानी पड़ेगी कि जो गरीब आदमी हैं जो भवनहीन हैं, उसके पास मकान बनाने के लिये जमीन के साथ-साथ मकान बनाने के लिये भी साधन हों। ये साधन भी उपलब्ध कराने पड़ेंगे। आपको उन्हें सीमेंट सस्ते दर पर देना पड़ेगा, जोड़ा

सस्ते दर पर देना पड़ेगा। आप इस देश के पूंजीपति और ब्लैक-मार्केटियर्स के लिये सीमेंट और लोहा, उसकी कोठी बन रही है, महंगा कर दीजिये। उसका इनकम-टैक्स बढ़ा दीजिये। यह बात सही है। आपके खजाने में जो कमी है, उसको उस ढंग से पूरा कर लीजिये, लेकिन गरीब आदमी को मकान बनाने के लिये जितने मदरियल्स हैं, वह उनको कम पैसों में उपलब्ध कराने पड़ेंगे। साथ ही सरकार को व्याज-रहित ऋण देने की भी व्यवस्था करनी चाहिये। यह कुछ सरकारें करती हैं। उत्तर प्रदेश सरकार के बारे में मैं जानता हूँ। उत्तर प्रदेश सरकार की एक योजना है जिसके अन्तर्गत लोगों को मकान बनाने के लिये लम्बी अवधि का ऋण दिया जाता है, सस्ते दर पर ऋण दिया जाता है। आपको चाहिये कि पूरे देश के लिये एक नीति बनायें, पूरे देश के लिये एक कार्यक्रम बनायें और राज्य सरकारों को निर्देश है कि ऐसे लोगों के लिये ऋण की व्यवस्था करें अनुदान की व्यवस्था करें और उस अनुदान और उस ऋण में कुछ छूट की व्यवस्था करें। तब जाकर आपकी आवास नीति सफल हो सकती है। मैंडम, मैं पुनः आपके आध्यक्ष से माननीया मंत्री जी से यह कहना चाहता हूँ कि आपका यह दस्तावेज, नेशनल हाउसिंग पालिसी का, यह देश की आवास समस्या को कतई हल नहीं कर सकता। यह कोरा दस्तावेज है। आपको इसके लिये कुछ ठोस कार्यक्रम बनाने पड़ेंगे और ठोस कार्यक्रम बनाकर के इन कार्यक्रमों को पूरा करने के लिये, कार्यान्वित-करण के लिये कुछ कड़ाई भी करनी पड़ेगी, वरना बहुत अच्छी योजना चली थी इन्दिरा आवास योजना, मैं चाहूँगा सहरी विकास मंत्री जी से कि आप जरा सर्वे कराइए कि इस योजना का क्या हुआ? गांव से दूर कुछ कमरे बने छोट-छोटे कमरे कच्चे खपरैल के बने और कोई एक साल के अन्दर गिर गया और पांच साल तक कोई मकान, कोई कमरा इन्दिरा आवास योजना का मेरी जानकारी में नहीं दिखाई पड़ता है, जो चला हो। तो आप सर्वे कराइए कि आपका रुपया,

आपकी योजनायें कहाँ चली जाती हैं? आपकी योजनायें असफल हो जाती हैं इस कारण से कि आप चाहे आधे मन से और चाहे पूरे मन से इन योजनाओं को बनाती हैं, सरकार बनाती हैं, लेकिन इनका कार्यान्वयन सही ढंग से नहीं हो पाता है, जिनको इसका लाभ मिलना चाहिये, उनको लाभ नहीं मिल पाता है। इन्दिरा आवास योजना के अन्तर्गत जो मकान बनाये गये और अगर कुछ बच भी गये, तो उनमें जबरदस्त लोगों ने कब्जा कर लिया, उनमें वे अपने भवैशी बाँधते हैं। क्या लाभ हुआ, इस योजना का? गरीब को तो उसका लाभ मिला नहीं।

इसलिये, मैंडम, मैं अधिक समय नहीं लेते हुए इस सरकार से निवेदन करना चाहता हूँ कि यह देश की एक गंभीर समस्या है और आदमी की जिन्दगी से जुड़ी हुई समस्या है, आदमी का सुखी जीवन हो, इससे जुड़ी हुई समस्या है, इस पर सरकार को गंभीरता से विचार करके इस पर युद्ध-स्तर पर काम करना पड़ेगा वरना जितना आपने इसमें गिनाया है, उस हिसाब से आपके कई दस्तावेज इस सदन में आयेंगे और एक इंच भी काम में प्रगति नहीं हो सकेगी। इसलिये माननीय मंत्री जी और भारत सरकार से मेरा निवेदन है कि अगर आपके दिव में गरीब को उठाने की तमन्ना है, तो भनसा, वाचा, कर्मणा आप इस काम में युद्ध-स्तर पर लग जाइए।

मैंडम, आपका बहुत-बहुत धन्यवाद।

SHRI V. KISHORE CHANDRA S. DEO  
(Andhra Pradesh); Madam, I thank you for giving me this opportunity

We have been discussing this National Housing -Policy since yesterday. Many hon. Members have spoken on this subject. Hence, I will try not to repeat what has already been said. When we are initiating the National Housing Policy, one has to look, at least a couple of decades ahead while making such a policy. The National

Housing policy cannot be a kind of a fighting project. Therefore, it is very necessary to make certain projections at least, for two or three decades ahead of us. We are also committed to the United Nations that we would provide a house for every citizen by the year 2000. The time is passing by and hardly six years are left. I don't know whether we will achieve this by 2000 or a decade after that. Nevertheless, it is better to be late than never to, at least evolve a kind of policy which will show results in the long run. While looking into the policy of housing, I think, it is very important to consider the other related factors— which have caused this problem of housing in our country. One major factor has been the growth of population. Now, I do not know whether this projection has been made. It is expected that 10 million houses will be built in the rural areas and 20 million houses will be built in the urban areas or vice versa. But, I do not know whether we have considered how much the increase in population will be in the next five or ten or fifteen years. This is a major factor which can offset your housing programme because when you provide a plan for building a certain number of houses and there is a rapid growth of population, then we will be back to square one. The second aspect which has been disturbing is the migration of people from rural areas to urban areas. The Government has decided, in fact, the Prime Minister has also stated, that importance will be given to rural areas, that the villages will be developed into townships, and that the Government will take steps to see to it that rural development takes place. So, to what extent, is this kind of development going to take place? What kind of opportunities will be opened for the rural population to prevent its migration to the urban areas? Ultimately, what will be the population growth that

will be there in the urban and the rural areas respectively? It is a definite projection that we should make and this can be done only in consultation with the Ministry of Planning, the Ministry of Human Resource Development and with other organisations and institutes which have been doing this kind of work. So, I would like to know from the hon. Minister, while she is replying, whether this kind of a projection has been made at all levels. It may have been made. But, in case it has not been made, I think, it is absolutely necessary that the Urban Development Ministry, which is looking into the problem of housing, should co-ordinate with and find out from their counterparts in the Planning Commission and other related Ministries as to what their projections in these directions are. Madam, in the rural areas, a lot of programmes have been taken up by the Government. My colleague, who spoke before me, said that the houses which were constructed under the Indira Awas Yojana have not been concrete ones and that in any areas, houses have not been constructed at all. This may differ from one State to another State because the implementing authorities are the State Governments. I am proud to say that in my State, this programme has been very, very successful. The houses built have been very, very durable. What we have done in our State is that we have given money to the beneficiaries who can afford to put in *some* more money to build houses which, are durable, leak-proof, which will withstand the test of time. If we are given something and if we are not able to make proper use of it, then, I think, we ourselves are to be blamed for it. It is difficult for the Central Government to individually monitor the construction of millions of houses. So, I don't think it is right to say that nothing has happened. But I do admit that "there is a lot more which can be

I done. Now, I would like to deal with some of the points which have not been touched upon by those who

spoke before me. Madam, all of us are aware of the earthquake that took place at Lathur in Maharashtra where thousands of people died and where there was a great destruction to properties. The geologists feel that the plate at the sub-soil is very, very active and there is a particular range of area which is earthquake-prone in the country. I would like to know whether we have identified such zones which are earthquake-prone; and if so, I would like to know whether we are trying to promote the building of houses which are earthquake-proof. The houses don't have to be built with cement or steel. In Japan where there are frequent earthquakes, they have built a lot of light houses. And when earthquake occurs, these houses get dismantled. There will be some loss but they are reconstructed immediately. I would like to know from the hon. Minister whether we have got any kind of research work being done in this regard to protect Lathur and other areas, which the geologists and other experts feel are earthquake-prone, in the years to come. I know that some research has been done. For instance, the University of Boorkee and the CSIR have done some research on this aspect. We can also learn from other countries They have been building houses in the earthquake-prone areas. So, the hon. Minister should take special care and interest to see that when houses are built in such areas, they should take into account such calamities and the houses so constructed should be capable of absorbing the shock of such calamities. Likewise, in the coastal areas there are certain areas which are flood-prone and cyclone-prone. The other day, there was a discussion in regard to floods in Madhya Pradesh, Andhra Pradesh and Orissa. You have floods during July and August and you have cyclones and hurricanes again in November and December. There are some kind of model houses which are resistant to floods, cyclones, strong gales and winds. Such houses should be built in these areas. I would like to know

from the hon. Minister whether this kind of an exercise is done to see that the houses given to the poor in these areas suit their particular requirements.

Coming to the urban areas, the problem is becoming more and more acute as the days pass by. One reason is the migration of rural people to the urban conglomerations which are unable to provide proper employment opportunities. It has been mentioned earlier. When we make our projections, we have to look at the developmental activity that may take place in such areas and whether that would prevent this kind of rural migration to urban areas in which case the pressure on urban areas would not be so acute as it is today.

Another problem in the urban areas is the cost of land. After all, building cost is almost the same except for the cost of labour which may increase or decrease. But it is the land cost which is increasing. I would like to impress upon the hon. Minister to have a fresh look at the concept of having pre-fabricated houses. This is being done in several other countries of the world. In this, quality control can be maintained because most of the components are centrally manufactured or manufactured in some factories. These pre-fabricated houses can be built quickly. When you have a slum clearance project or when you want to provide immediate housing for a large number of people, this can be done through this in a very short time. I am told that in Bangalore, a large company, L&T Company, is producing these pre-fabricated houses which can be unscrewed and removed in a week's time. In this, way, building becomes easy, transportation becomes easy and quality is much better. Even for rural housing you can have a factory which manufactures these pre-fabricated houses in a particular area. You can fix the region. It may be for one district, two districts or three districts. From the factory, you can transport the pre-fabricated houses to a place where they are required. In some Western countries, there are pre-fabricated apartments which are 20-30 storeys high I am told that the cost is also much

cheaper for constructing such houses. My hon. friend, Shri Hari Prasad, says that they have this kind of houses in Bombay also. Therefore, we should lay emphasis on this kind of house building because it not only ensures quality but reduces the cost also, building becomes much more quick.

Now coming to the urban areas, I must mention that the Urban Land Ceiling Act has not yielded the desired results which were supposed to yield when it was passed by Parliament in 1976. The main objective for enacting this Act is to see that the weaker sections, the poorer classes and the low-income groups get some kind of housing. But I wonder whether the Ministry has reviewed the performance of this Act or whether the Ministry has received any information from the State Governments as to what percentage of the surplus land is being actually used for the purpose. Most of the urban land is cornered by the builders. They have got exemptions on various grounds and the surplus land which is meant for providing houses to the weaker sections, the poorer sections and the low-income groups has not gone for this use at all. In fact it is not the consumer, the person belonging to the lower or middle income groups who has benefitted. But the beneficiary has been the builder, the constructor or somebody else. So, I would like the hon. Minister to get the reports from all the State Governments to find out how much of surplus land has actually been surrendered to the Government after the Urban Ceiling Act came into force. How much of it was used for building houses for low-income and middle-income groups or for weaker sections and what proportion and percentage of this land was used for making market complexes, multi-storey structures, luxury flats, theatres, hospitals, etc. etc. When I talk of hospitals, I am talking of the 7-Star hospitals that have mushroomed in different parts of the country which are certainly not meant for the common man or even the middle class for the matter.

Now, Madam, the Supreme Court, I am told, had given a decision that land cannot be transferred or sold by the land owner. This has created a peculiar kind

of a problem because this was given retrospective effect from 1976. Now, there are several owners who have small pieces of land, who have given them to some people to build, to have constructions over them, to build certain apartments or flats or whatever it is, because they do not have the money to do it themselves, they cannot afford it. After this Supreme Court Judgment came, half of these things have been stopped midway. There is no work going on and that is because nobody will give you loan you cannot transfer it. You cannot sell it. So, nobody will come forward to take that just on a Power of Attorney, when he has invested his life's savings and he wants it for his personal use.

So, I think necessary amendments must be made to see that this deadlock is removed. In fact, I would go a step further to say that the Urban Ceiling Act itself should be removed. Drastic changes have to come even if you do not want to totally remove the Urban Ceiling Act because I have not found any benefit out of this for the common man, for the poor and the weaker sections; let alone the weaker sections, not even for the middle-income or low-income groups. Well, Madam, today a flat which would cost about Rs. 4 lakhs or Rs. 5 lakhs in a smaller town, in Delhi it would cost Rs. 15 lakhs or Rs. 20 lakhs. Even Rs. 5 lakhs or Rs. 6 lakhs is a large amount for a person earning Rs. 5,000/- a month.

This morning there was a question about the Income Tax assesses. Today morning the Minister answered it and from this we will get the number of people who pay taxes, the Income-tax slab groups etc. I do not want to go into those figures. But this just shows that there are very few people who can actually get that kind of a loan or afford that kind of money. So, how is this problem going to be solved is a very very big question mark. Unless some new innovative policies are thought of, unless a new direction is given, I think several people will still remain homeless and there may be many who may be able to take a house on rent. But the way the rents are spiralling, that also will not be possible.

Madam, if you have to solve the urban housing problem, you have to have state-

llite cities and towns because at many other places, I have already mentioned, you cannot create land or you cannot bring land from somewhere into the middle of the city or a town. But if you want to have a satellite town, you will have to create an infrastructure over there. It is not only a question of providing sanitation and water. The basic thing is communication. Now, if you have to have satellite towns near Delhi at a distance of 25, 30 or 40 Kms., it is not enough if you just give a house, provide sanitation and water. How do the people commute from there to here? I do not know why we have not things like tube railway or something like that. A satellite town will be successful, it will serve some purpose only if along with that you have some quick way of communication between that place and the city. I think, for this again, you have to coordinate with the Ministry of Surface Transport and find out whether this can be done. Whether it is by the Government or whether it is by private entrepreneurs is a different question. That is a matter of detail. You can do what suits that particular situation in the best manner. But to have satellite cities and towns, I think this is a concept which should extend not only Delhi but also to other cities like Bangalore, Calcutta and Bombay. If that facility was there, Madam, I would not mind today to stay about 40 or 50 Kms. away from Delhi, if I can just get into a tube railway and reach here in 15 or 20 minutes. I would rather do that than stay in these claustrophobic conditions within the city where pollution has also been increasing by the day. Therefore I would like you to consider this proposal of having satellite towns in and around urban conglomeration with an effective communication network from the main city around which these are to be built. Madam, actually urban housing is one kind of problem and rural housing is a different kind of problem. Apart from this, I think, this Report also mentions that you are thinking of having special programmes for the weaker sections, for the Scheduled Castes, the Scheduled Tribes, for the women, especially the disabled ones. But, I don't know whether they have actually been formulated or

not. I sincerely hope that you will make a pragmatic approach regarding the problems of women who are dependent, who are disabled and of the weaker sections, i.e. of the Scheduled Castes and Scheduled Tribes and other poorer sections of the society. I do not know when you will have this programme for building these houses, whether in the rural areas or in the urban areas.

Now, in this Report, you have mentioned on page 3 that one of the goals is to promote the use of appropriate and energy-saving building materials and cost-effective construction techniques! assist in the upgradation of all unserviceable houses, etc., etc. You see, there are certain materials which you also mentioned in your speech that endangers our ecology, I mean, our forests and the environment as such. I think the Government should at least provide materials where you provide materials which do not use such things from nature and that could be supplied. Now, for example, when you have a housing scheme in a rural area, you can probably supply doors or windows or whatever the case may be, which is made of some other material as a substitute for wood because you don't expect people to get it from there. Of course, when you have a prefabricated scheme, then all these things can be done at a centralised place. So, to do that you will have either to encourage the private entrepreneur or the Government has to take an initiative in it. This alone, if I may dare to say, cannot solve this problem of housing. So, this has to be shared by other people also. For instance, when certain industries are sanctioned, maybe in an industrial area industries are also being given licences, permits in backward districts, in rural areas where they get incentives, I think one of the conditions should be that they must compulsorily provide houses for their workers and people working in their factories. Otherwise again it becomes an additional problem, especially for the people already living in those areas, as prices escalate, rents increase. So, I think, this could be made a condition. This again, has to be taken up with the Ministry of Industry and this has



been happening in several areas. Suddenly. You see some kind of an industry comes up, a mini-steel plant, some other public sector industry. Well, what I am suggesting is that it should be done by the private sector also. That is what I mean when I said that the Government alone can't solve the problem. This burden has to be shared by all institutions of the country. So, when the private sector wants to have a building, you are giving it licences, you are giving it so many other facilities. Let it also provide housing for their personnel, for their workers.

My friend, Narayanasamy is not here. He was mentioning that urban land ceiling was meant to give accommodation only to the workers. I beg to differ with him. It was not only for the workers, but it was also meant to provide housing for the poorest of the poor. Factory workers do not come within the poorest of the poor category, if I may say so. It is meant for so many categories, hopeless people, people without jobs, people who are unemployed, people who are disabled and many others who just can't afford a house of their own.

So,

while discussing the National Housing Policy, as I mentioned earlier, our endeavour should be to have an approach where we can look ahead to, at least, 20 years or 30 years or 40 years or 50 years. And for that, it is necessary that all these evaluations are made.

Finally, before I end, Madam, with your permission, I would like to say—the august House will bear with me when I say this—that, after all, we, who are discussing the National Housing Policy, should have some kind of credibility and set an example ourselves. What is happening here in Delhi? How is the allotment of houses made? Somebody becomes a Minister, may be Desaiji or I or Bhatiaji, tomorrow you cease to be a Minister, and you continue to be squatting in that house. Those who are not entitled to bungalows, get them. This is a very petty thing, and this does not apply to the whole of the country. But wrong signals will go to the people that

this kind of a thing goes on over here. Earlier, there were some norms, some guidelines for allotment of houses and bungalows in Delhi. But all these things, all these norms have been thrown to the winds.

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE): But let me tell you honestly one thing. This does not come under the purview of the Urban Development Ministry. It comes under the House Committee of Rajya Sabha or the House Committee of Lok Sabha. It is their discretion to whom they should allot a bigger house or a smaller house.

SHRI V. KISHORE CHANDRA S. DEO: That is all right. Madam, even when you make your housing programmes, this Ministry does not build the houses, the State Government does it, the Collector builds the houses and makes the allotment. That is a different matter. But when we are discussing and talking about it, we should set an example ourselves. The hon. Minister is sitting over here. She is a very senior Member. She has been here for several years. She knows, and she can convey to the concerned people that this is just sending wrong signals out, and people.

SHRI JAGESH DESAI: MR. Antony had set an example himself. When he was the Chief Minister, he was staying in a flat.

SHRI V. KISHORE CHANDRA S. DEO: I wish there were more Antonys today. Anyway, I personally feel that we should also set an example ourselves before we talk about poor people and others. People should not think that these people, squatting and staying in houses to which they are not entitled, are talking of doing something for them. And this is the impression that will go round. So, Madam, though it does not come as a part of this Ministry, I am sure, the hon. Minister will also convey this to whoever is responsible for this aberration or distortion that has taken place.

With this, Madam, I thank you for having given me this opportunity to participate in this discussion.

SHRI JAGESH DESAI (Maharashtra): Madam Vice-Chairperson, it is very regrettable that even after 47 years of our Independence, about 25 per cent of the people of this country are staying without shelter or without adequate shelter. The backlog is about three crores of house. I take one house for five people on an average. So, it comes to 15 crores of people. So, I take it as 25 per cent of our population. But, sometimes we have seen that even 10 people stay in one hut. Even in Bombay, in Lower Parel, in the industrial areas, 10 to 15 people our brethren from UP, are staying in only one room.

Madam, I am very much upset that we are not able to solve this problem. When our leader Indiraji was the Prime Minister, we people in the Congress wanted that as there is a land ceiling in the rural areas, similarly there should be a ceiling of land in the urban areas also. You can produce more, but you cannot increase the land. As such, if the rule of demand and supply is applicable 10 fold, then the poorer sections will never have their dream to have a house fulfilled. Now, the policy of the Government is market friendly. As far as land is concerned, you cannot be market-friendly. This is because the supply is limited, but the demand would increase according to the growth in population. As such, it is necessary that the Government must intervene in regard to the policy on land, whether it is in the urban area Or it is in the rural area. That is why the Urban Land Ceiling Act was enacted.

Madam, I was the Minister of Urban Development in Maharashtra in those days. The implementation of the Urban Land Ceiling Act was, to some extent, under my charge. What we were thinking at that time was that we would take over the surplus land. At that time, if I remember correctly, the compensation was just Rs. 10 per sq. metre. The maximum compensation was not more

than Rs. 2 lakhs for any chunk of land. If a person had, say, 50,000 or 1 lakh sq. metres of land, he would get a maximum of Rs. 2 lakhs only and, moreover, the compensation would be given in instalments. But Madam, we utterly failed. We did not take advantage of the Urban Land Ceiling Act and the common man did not get any kind of solace after the implementation of the Act.

The feeling which was in our mind and in the minds of people like me was that it was difficult for the Government to mobilise finance to build so many houses. Then, what should be the solution? Persons like me were feeling at that time that eighty per cent of the surplus land, under the Urban Land Ceiling Act, held by a person should be used only for the purpose of building tenements of not more than 400 sq. ft each. This meant that there would be one room, one small kitchen, one toilet and a small bathroom. The remaining twenty per cent of the land was to be allotted to the person who owned the land to construct buildings of any size and sell them at any price. But in the case of the eighty per cent of the land which was required for the low-income group, the cost of the land was to be calculated at Just Rs. 10 per sq. ft. Of course, whatever was the cost of construction was to be added to it. At that price the tenements were to be given to the Government. Then, the Government would notify that at such and such place, so many number of tenements would be built and that people could apply for the same. A sum of Rs. 1,000 was to be deposited at the time of submitting the application. There would be a draw in the presence of the people of the area. The persons to whom the tenements were allotted were to pay the first instalment of the cost of construction.

Unfortunately—I am very sorry to say this—this scheme did not see the light of the day. Of course, recourse to section 21 was taken. Land was leased to the builder. A certain number of tenements was given to the Government. But the major chunk of tenements and flat\* were

retained by the builder and he made huge profits.

Madam, I would request the hon. Minister to go into this son of misuse of the Urban Land Ceiling Act and take corrective action. I think there is still time for such a scheme to be initiated. The Central Government should discuss it with the State Housing Ministers, the State Urban Development Ministers. The common man would benefit only if such schemes are taken up. Otherwise, there is no hope of getting any kind of tenement even for persons like Jagesh Desai.

Madani, in 1978 I took a flat in Bombay for Rs. 1,25,000/.

SHRI ISH DUTT YADAV: I have visited your house.

SHRI JAGESH DESAI: Yes; you have come to my residence. Madam, at that time, the cost was Rs. 125 per sq., ft. But do you know what is the cost in Bombay today? It is very high. But it is not so in other metropolitan cities. Today the cost of construction in Bombay will be Rs. 400 per square foot, but the cost of land of one square foot will be Rs. 3,500 in the suburbs of Bombay. How can you even dream if it? If you want to have even 400 square feet, it will be a colossal amount of Rs. 12 lakhs. Who can take it? Impossible! Only today, Mr Kishore Chandra S. Deo has asked how many tax payers are there in this country whose annual income is more than Rs. 2 lakhs. In the whole country, there are only 50,000 persons paying tax on an income of more than Rs. 2 lakhs per annum. Now how are you going to provide land for this purpose? What are your aims and objectives? They are noble objectives—and I must compliment the Minister. But how are you going to achieve them? That is where I feel that something should be done.

The basic objectives of your policy are to assist all people, and in particular—I am stressing the word 'particular'—"the houseless, the inadequately housed and the vulnerable sections, to assure for

themselves affordable shelter." The words are "affordable shelter." It is a very noble objective. But how are you going to achieve it if it is done by persons who want to squeeze the people, by the *pri-vae* builders? Government has to intervene. Government cannot wash off its hands saying that it will be done by others. No! Government has to intervene for the weaker sections. And the definition of "weaker sections" for that purpose will be people in urban areas for tenements of less than 400 square feet. They should be considered as weaker sections and Government must ask persons who have excess land to give 80 per cent of it for building such tenements. They may sell the remaining 20 per cent land at whatever price they want—I don't mind it. But if it is not done, it is impossible to give any solace to the residents of the urban areas.

Madam, I have said it earlier also that this should be our objective, and that can only be done provided we have a way to act. We must give teeth to the Urban Land Ceiling Act, and we have also to find out the reasons why we were not able to implement the Act in the spirit in which Mrs. Indira Gandhi had enacted that law. We have not taken any advantage of it.

Another objective of yours—a very laudable objective—is "to promote a more equal distribution of land and houses in urban and rural areas, and to curb speculation in land and housing in consonance with macro-economic policies for efficient and equitable growth." How are you going to do it? Now, excess land is available with many public sector undertakings. When we visited some of them, we found that for purposes of future development a chunk of land, excess land, was left with them. Go to any public sector undertaking, and you will find it. Now this land is remaining unused. Now the public sector is affected by a financial crunch for want of financial support by the Government—for reasons which may be right also—because the Government has no funds to feed the

public sector now. But the public sector undertakings have large chunks of land in prime cities like Bangalore, Bombay, Madras, everywhere. So, are you going to relax the Urban Land Ceiling Act for the public sector at least so that they can generate resources for themselves and also develop housing complexes at least for the upper-middle classes, because ultimately I do not want the public sector land to be given for the economically weaker sectors because that will again defeat the purpose because they want resources? If the Government can subsidize and give it to them, I have no objection. If this is allowed for shops and for houses the public sector will benefit from it and the upper-middle class will get the benefit of housing. As far as the other land is concerned, the Government must provide it for the weaker sections. In, 1973 the price was Rs. 10 per sq. metre. Now, 26 years have passed. That is why, it can be increased to Rs. 50, that is, five times. I don't mind it. It should be taken away from them, and the Government itself should build this kind of tenements or it should do it through the HUDCO or the Housing Boards. Then only, the problem can be solved.

You have talked about slums. I have worked in slums throughout my life. I was elected from Santa Cruz. Eighty per cent of the people are putting up in slums. Who are they? They are not criminals? Criminals may be putting up in the Peddar Road or in the Molabar Hills. They are not putting up in slums. very few of them may be there. Most of the resident are working in mills. Teachers are putting up there. Professors are putting up there because they cannot give the pugree which is required to be paid in Bombay to take a tenement on rent. From where can they get Rs. 1 lakh or Rs. 2 lakhs? That is why they are putting up in slums. The people there are producing goods. On the sale of the goods, the State Government gets sales-tax, and the Central Government gets income-tax. I must compliment the Maharashtra Government. I remember it. At that time I was an MLA. The whole night we sat in the House and passed a Bill providing that the slums should be given amenities. The Maharashtra Government has done it.

What about the Central Government? I want to ask that question. Charity begins at home. The Central Government has not given even, what you call, the no-objection certificate for the slums on the Central Government land. We are mentioning about this off and on in this House, but it has fallen on the deaf care of the Department. Only the Defence Ministry, because Mr. Sharad Pawar happened to be the Minister of Defence at that time, gave a no-objection certificate in respect of some slums on the Defence land. When you want that the people in slums should be given amenities of water, electricity, drainage, sanitation etc., I urge upon you to call all the Ministers. The Maharashtra Government has given the details of all the slums on the Central Government land. The people living therein are not second-class citizens. They also have equal rights as slum-dwellers on the Government land or municipal land or private land. We have improved private land also. But unfortunately, it has not been done by the Central Government.

I will make two or three more points, and, then, I would have done.

The Government can give its land, but, what about finance? It is a big, big problem. You cannot build houses with your own money. Finance has to be given. As such, I request the Minister that this interest should be at a concessional rate on the loan for housing for the weaker sections, for units which are less than 400 sq. ft., not metres, in which you can have a small room, a kitchen, a small toilet etc. This is for, what we call, the lower income group. We can call them "weaker sections". This should be considered as a priority sector for the purpose of bank loans. The housing loans for the weaker sections should be considered as priority sector advances on which there should be a concessional rate of interest of 10 per cent. Whether they are foreign banks or they are Indian banks, they should give advances for this kind of houses. If you declare it as a priority sector for bank advances, then, to some extent, there may be some kind of relief to them as

far as the interest is concerned. Otherwise if interest is charged at 16 per cent or 18 per cent, it will be very difficult to meet your objective. I am happy that our Finance Minister has given several fiscal concession to encourage housing activity. Earlier, an amount of Rs. 5,000 out of the house building loans recovery was eligible for deduction from income-tax. From this year or from last year this amount has been raised to Rs. 30,000/-. I compliment the Finance Minister for this. Some such action should be there so that the middle class families get the benefit and feel encouraged in undertaking housing activities.

As far as the Unit Trust, LIC and GIC are concerned, they are earning profits from the people of this country. Of course, they are giving housing loans, but the Government must compel them to increase their share of loan for housing both to the middle and lower middle class. Only then the problem of housing finances can be solved.

In this slums, when small tenements are built, we have to see that there are community halls for the community services in the slums. In such halls the women-folk can sit in the afternoon and attend sewing classes to be able to earn more income for the family.

I again say that the Urban Land Ceiling Act should not be scrapped. Rather it should be given more teeth for its implementation so that the urban and rural people are benefited. Since you cannot increase the land as such, the Government must have supply side management of the land in its hands to ensure that things are within its control. I totally agree with the views expressed yesterday by Shri Jagmohan. Yes, if necessary, the land should be sold at very high prices for commercial purposes in order to subsidise housing for the lower income groups. Today, in Bombay, to buy a land of quare feet you require more than Rs. 10 lakhs. As such, I say the land for the lower-income groups should be

sold at an affordable price of, say, Rs. 50/- or Rs. 100/- a square metre. A rate of Rs. 10,000/- or Rs. 20,000/- per square metre will be very high for them to buy and build a house.

I hope the Minister will consider my stray thoughts and will try to understand them in proper perspective in order to take the total stock of the situation that exists today and will see that the housing problem of the lower and middle class is solved. She has of course, come with a good policy. God may help her to implement these policies. With these words I conclude.

**श्री बीरेन्द्र कटारिया (पंजाब) :**

उपसभाध्यक्ष महोदय, हाउसिंग समस्या हमारे देश के लिये एक बहुत बड़ी चुनौती बनी हुई है और यह हिन्दुस्तान में ही नहीं, दुनिया भर में हाउसिंग की एक बहुत बड़ी प्रब्लम है। हिन्दुस्तान में यह दो एहाकों से समस्या और भी बढ़ गई है। जहाँ मुल्क का इंडस्ट्रियलाइजेशन हो रहा है, वही लोग तेजी से चलकर शहरों में आ रहे हैं और वहाँ पॉपुलेशन कंजेशन हो रहा है। इसके साथ-साथ शेटोज, अन-अथॉराइज्ड कॉलोनीज और स्लम्स—ये सारे बढ़ रहे हैं। एनवायरनमेंट भी खराब हो रहा है। जो सिविल सर्विसेज हैं, उन पर भी दबाव पड़ रहा है और इस बेलहासा “मायग्रेसन टू द टाउंस” की वजह से सिचुरेशन आउट ऑफ कंट्रोल हो रही है। इन हालात में यूनाइटेड नेशंस ने 1988 में जब एक पॉलिसी बनायी तो हिन्दुस्तान में भी सरकार ने नेशनल हाउसिंग पॉलिसी बनायी और आज हमारी मंत्री महोदया ने इस पॉलिसी को सदन के सामने रखा है।

मैडम, इस पॉलिसी के जो ऑब्जेक्टिव्स और गोल्स हैं और 10 साल के अंदर जिन चीजों को पूरा करना है, उनका मैं जिक्र नहीं करूंगा क्योंकि वह रिपीटीशन होगा, लेकिन मैं यह कहना चाहता हूँ कि यह काबिले-सताइस है, ये ऑब्जेक्टिव्स और गोल्स प्रेसवर्दी हैं। इसके लिए मैं मंत्री महोदय को सुबारकबाद देना चाहता हूँ। लेकिन अच्छे गोल और

अच्छे ऑब्जेक्ट्स, जब तक कि पॉलिसी का बड़ी कड़ाई से इम्प्लीमेंटेशन न हो, कई बका बेमानी बनकर रह जाते हैं।

मैडम, कोई भी हाउसिंग पॉलिसी इस मुल्क में तब तक कामयाब नहीं हो सकती जब तक कि वे लाखों लोग जो कि दूसरों के लिए घर बनाते हैं और खुद बगैर घर रहते हैं, जो दूसरों को छतें मूढ़िया कराते हैं, लेकिन खुद नीले आसमान के नीचे बगैर छत के सोते हैं, उनके लिए हम घर मूढ़िया नहीं कराते। मैं मंत्री महोदय से यह प्रश्न करूंगा कि ऐसे लोग सैकड़ों नहीं बल्कि लाखों की तादाद में हैं और ऐसे लोग बम्बई की फुटपाथों पर 20 लाख की तादाद में सोते हैं। मैडम, मैं सबक बनाने वाले राजस्थान के मजदूरों का भी जिक्र करूंगा। आप हिंदुस्तान के किसी भी कोने में चले जाएं जहाँ भी सबक बनती है, वहाँ पर राजस्थान के मजदूर, वहाँ की औरतें, मंद और बच्चे सबकें बनाते हैं और ये लोग किसी भील के पत्थर पर पैदा होते हैं और किसी भील के पत्थर पर मर जाते हैं। य लोगों के लिए सबकें बनाते हैं, मकान बनाते हैं, लेकिन खुद मकान के बगैर रहते हैं। मैं वर्जरी मौसुफा से यह दरखवास्त करूंगा कि जब तक ऐसे लोग हिंदुस्तान में हैं, तब तक यह सारी पॉलिसियां बेमानी हैं, बेवजनी हैं, बेमकसद हैं। मैडम, हमारी आजादी की लड़ाई इसलिए लड़ी गयी थी कि जो लोग दबे हुए हैं, कुचले हुए हैं, उनको ऊपर उठाना है, लेकिन आज 47 सालों के बाद भी अगर हम उन लोगों का जिक्र करें तो पाते हैं कि कुछ कमी है हमारे इम्प्लीमेंटेशन में। प्रोग्राम्स तो बहुत अच्छे हैं, पॉलिसियां भी बहुत अच्छी हैं, लेकिन ये हुकौकते हमें दर्शाती हैं कि इम्प्लीमेंटेशन की जो लाइट है, उसको हमें और गौर के साथ देखना है।

मैडम, गांवों में चले जाएं, शहरों में चले जाएं जैसे हमारे मकान हैं, उनमें 90 फीसदी सिंगल यूनिट के मकान हैं। उनकी फेमिली देखिए, उसी मकान में बच्चे सोते हैं, मां सोती है, बहू सोती है, बाप सोता है और लड़की का घरवाला भी सोता है, उसी में लड़के पैदा होते हैं, उसी में बे पनपते हैं, परिवारिश पाते हैं और उसी में

जिंदगी गुजार जाते हैं। शहरों में भी जो मकान हैं, 70 फीसदी मकान ऐसे हैं जो कि सब-स्टैंडर्ड हैं। दिल्ली की बस्तियों में चले जाएं, पुरानी दिल्ली में चले जाएं, गलियों-कूचों में चले जाएं, आपको ऐसे मकान नजर आएंगे जहाँ दिन में भी दीया जलाकर या बल्ब की रोशनी में देखा जाता है। वहाँ भी लोग रहते हैं, मकान की छत तो उनके सर पर है लेकिन हमारी जो हाउसिंग की पालिसी है कि साफ-सुधरे मकान हमने लोगों को देने हैं, मैं यह चाहता हूँ कि इन मकानों पर भी नजर रखी जाए और उन लोगों को भी एक नई स्कीम बनाकर रि-बिल्ड करके, एक्वायरमेंटल सपोर्ट देकर, उनकी जिंदगी के ऊपर भी हमें तबज्जो देनी चाहिए।

आपने करल हाउसिंग प्रबन हाउसिंग शैडयूल्ड कास्ट, शैडयूल्ड ट्राइब्स, तोश्वर इकम ग्रुप, मिडल इकम ग्रुप, इन सब लोगों के लिए स्कीम बनाई है लेकिन इन सारी बातों के बावजूद, इंदिरा आवास योजना भी बनी, लागू भी हुई और अब यह जवाहर रोजगार योजना का हिस्सा बन गई है जिसमें शैडयूल्ड कास्ट के लिए, शैडयूल्ड ट्राइब्स के लिए, श्री बांडेड लेवर्स के लिए, इकनामिकली वीकर सैक्शन के लिए, इनको ऊंचा उठाने के लिए यह सारी सहूलियतें, योजनाएं बनी हैं, लेकिन यह समस्या इतनी बड़ी है, यह बहुत बड़ा काम है लेकिन इसके लिए जो इन्वेस्टमेंट है वह इतना कम है, 8वीं पंचवर्षीय योजना में केवल 12 परसेंट इस काम के लिए रखा गया, इतनी बड़ी समस्या से इतने थोड़े पैसे से जुझा नहीं जा सकता। आपने देखा कितनी पंचवर्षीय योजनाएं गुजर गई, इन्वेस्टमेंट भी की गई, लेकिन जिसको कहते हैं कि “मर्ज बढ़ता गया ज्यों-ज्यों जवा की”, वह होता गया। इन इन सब बातों के बावजूद शहरों में चले जाएं, आपको बतहासा लोग सड़कों पर, प्लटफार्मों पर, धर्मशाला में, फटपाथ पर रात गुजारते हुए नजर आते हैं। बहुत बड़ी तादाद भी इन सब कोशिशों के बावजूद लोगों की अगैर छत के हैं। मैं आपकी खिदमत में प्रार्थना कर रहा हूँ कि वीकर सैक्शन, शैडयूल्ड कास्ट और शैडयूल्ड ट्राइब्स के लिए तो योजनाएं आपने बनाई और जितने इंदारे कायम किए और अब प्राइवेट, को-ऑपरेटिव, गवर्नमेंट, ये सारे बॉट-बैस विलिडग, इस

काम को करने के लिए जो एजेंसीस हैं, ब्राडबेस कर दी गई है। आपने हाउसिंग बैंक भी बना दिया है। आपने हुडको हाउसिंग की अरबन डेवलपमेंट काउंसिल भी बना दी है, जो कि वीकर सेक्शन और लोअर इंकम ग्रुप के लिए काम भी करती है। आपने एक और भी किया है कि बनाने की लो कॉस्ट टेक्नोलॉजी भी, मिनिस्ट्री आफ अरबन डेवलपमेंट ने इंडोअरस की है। लेकिन मैं एक बात आपकी खिदमत में कहना चाहता हूँ कि मकानों की कमी है, बहुत लोग आज भी बेघर हैं, लेकिन उसके अलावा जो मकान गैड्युल्ड कास्ट के लिए, वीकर सेक्शन के लिए, गैड्युल्ड ट्राइव्स के लिए बनाए गए हैं उनकी हालत क्या है? लो कॉस्ट मकान का मतलब यह नहीं है कि वहाँ पर जो लोग रहें, उनकी एहसास-एकमतरी हो, लो कास्ट मकान का यह मतलब नहीं है कि आप उनको सुविधायें न दें, वहाँ पर पानी न हो, वहाँ पर सड़कें न हों, वहाँ पर बिजली न हो, वहाँ पर पानी खड़ा हो, वहाँ पर लैट्रीन का कोई इंतजाम नहीं हो। आज जितनी बस्तियाँ इन गरीब लोगों के लिए बनी हैं, वहाँ पर पब्लिक लैट्रीन भी बनाई गई है। लेकिन उनकी मेंटीनेंस क्या है? गांवों में आपने देखा है कि पब्लिक लैट्रीन बनाने का काम शुरू किया है। सरकार उसके लिए मदद देती है। लेकिन उसकी अगर परसेंटेज देखें, साल-दर-साल वह बढ़ने के बजाय कम ही हुई है और जो बनी हैं, उनकी हालत कोई बहुत अच्छी नहीं है। मैं आपकी खिदमत में, वजीर साहब की खिदमत में मेडम वाईस चैयरमैन की मदद से यह कहना चाहता हूँ कि लो-कॉस्ट हाउसिंग तो बनाइए लेकिन उनको इंसान के रहने के काबिल बनाइए। यह न हो कि वह बेघर भी हों और जब घर वाले भी बन जायें तो अपने-आपको सब-स्टैंडर्ड या सेकेन्ड क्लास के आदमी समझें। यह इस सरकार का मकसद बिल्कुल नहीं है। कांग्रेस का मकसद उन लोगों के अंदर आत्म विश्वास पैदा करना है और उनके जीवन को ऊंचा उठाना है। इसमें हमारे प्रोग्राम में कोई कमी है। मैं आपसे दरखास्त करूंगा कि इन चीजों को दूर करने की कोशिश करिए।

आपने देखा है कि शहरों में अन-प्रोपराइट्स कालोनीज बनती हैं। अमीनों के भाव कैसे बढ़ते हैं, कैसे स्पेकुलेशन होती है, कैसे मेनिपुलेशन होती है, कैसे भोले-भाले लोगों को झांसा देकर बस्तियाँ बसाई जाती हैं और वहाँ पर मकान तो बना दिए जाते हैं और उसका जो मुनाफा है, वह तो बड़े-बड़े कालोनाइजर्स खा जाते हैं। लेकिन वहाँ कोई डेवलपमेंट नहीं होता, कोई सड़क नहीं होती, कोई पानी का इंतजाम नहीं होता, कोई पब्लिक पार्क नहीं होते, पढ़ाई के लिए कोई स्कूल की जगह नहीं होती और कोई इलेक्ट्रिसिटी नहीं होती। तो उसके बाद ऐसे हालात पैदा होते हैं, प्रेशर डाला जाता है, वह बड़े लोग हैं, वह उन कालोनीज को मंजूर करा लेते हैं और जो मुझे एतराज है कि मुनाफा तो वे लोग खा जाते हैं। लेकिन इसके डेवलपमेंट का जो पैसा है वह सरकार को खर्च करना पड़ता है, क्योंकि लोगों का ध्यान तो सरकार को करना ही है। तो इस किस्म की जो लूट मची हुई है उसको दूर करने की जरूरत है और गवर्नमेंट की बड़ी स्ट्रिक्ट पॉलिसी होनी चाहिए कि जो डेवलपमेंट कालोनीज की है और नए सैटिलमेंट की है, वह एक प्लॉट तरीके से होनी चाहिए और लोगों को यह उम्र में आ जाना चाहिए कि गलत तरीके से जो अन-प्रोपराइट्स कालोनीज बनेंगी उसका फायदा वह कालोनाइजर्स उस नहीं सकेंगे और अगर उसको रेग्युलराइज करना भी है, तो मैं यह सुझाव देना चाहता हूँ कि डेवलपमेंट के जो चार्जेज हैं वह उन कालोनाइजर्स पर डाले जायें, न कि सरकार उनको वर्दाश करे। जैसे लैंड रेवेन्यू के एरियर्स वसूल किए जाते हैं उसी तरीके से वे डेवलपमेंट चार्जेज उन कालोनाइजर्स से वसूल किए जायें।

हुडको बहुत अच्छा कार्य कर रहा है। इकोनोमिकली वीकर सेक्शन और लोअर इंकम ग्रुप के लिए जितना पैसा है उसका वह 55 परसेंट खर्च करता है। स्लम क्लियरेंस को और अप-ग्रेडेशन आफ स्लम को, रूरल हाउसिंग को, अरबन हाउसिंग को यह प्रोत्साहन देता है। मैं चाहता हूँ कि इस इंस्टीट्यूशन को और आगे बढ़ाया जाए और कंड इसके डिस्पोजल पर रखा

जाये। इस इस्टीमेशन ने मकान बनाने में सही मायनों में अच्छा काम किया है। मैं चाहता हूँ कि इसका फायदा सरकार को और उठाना चाहिए। 2001 तक जितने मकानों की जरूरत होगी, सरकार ने उसका सर्वे कराया है। उसके मुताबिक 2001 तक 64.4 मिलियन मकानों की जरूरत होगी। लगता ऐसा है कि जैसी हमारे पोपुलेशन बढ़ रही है, ऐसा वक्त भी आ जाएगा जो हमारे चार बड़े शहर हैं, वहाँ पर शायद सांस लेना भी मुश्किल हो जाय। गाड़ियों को पार्क करने के लिए पता नहीं कितनी दूर-दराज जगहों का इस्तेमाल करना पड़ेगा, ऐसी भयंकर सिचुएशन है। अगर पापुलेशन कंट्रोल न किया गया और सैटेलाइट टाउन न बनाए गए और गांवों से शहरों की तरफ निकास न रोका गया, गांवों में मकान न बनाए गए, उसको और तेजी से न किया गया, इन सारी चीजों को बनाने रख कर रेगुलेटरी पालिसी अगर न बनाई गई तो जितनी जरूरत 64.4 मिलियन मकानों की है और जितनी रकम थाईलैंड प्लान में जैसे मैंने अर्ज किया, 12 परसेंट रखी गई है, इस प्रान्सलम के हल करने में यह बहुत थोड़ी रकम है और जो सिचुएशन इस गेड को बजट से पैदा होगी, उस का तत्पश्चात्त करके मैं सरकार से यह कहना चाहता हूँ कि जहाँ आप कई एजेंसियों को इन्वाल्व कर रहे हैं, बिल्डर को बजाय आपने एक और रोल को इस्तेमाल किया है—कोऑपरेटिव हो, प्राइवेट सेक्टर हो, हाउसिंग बैंक हो या डवलपमेंट कारपोरेशन हो, और कई साधनों को आपने इस समस्या को हल करने के लिए लगाया है। इसके साथ-साथ मैं आपसे यह कहना चाहूंगा कि और रकम इस में इन्वोल्वमेंट के लिए, सरकार को भी और प्राइवेट सेक्टर को भी, इसमें लगानी चाहिए तभी हम इस प्रान्सलम को हल कर सकेंगे।

हाउसिंग की आज भी बहुत लो-प्राइयोरिटी है। मैं यह चाहता हूँ कि जैसे मैंने आपको कहा इस लो-प्राइयोरिटी को टाप प्राइयोरिटी में देना चाहिए क्योंकि हाउसिंग का जो मतलब है, यह एक बुनियादी मसला है। हर आदमी अपनी जिंदगी में एक ख़ाब देखता है कि मेरा अपना एक घर

होगा। यह ख़ाब लेते-लेते वह इंसान मर जाता है। अपने मूलक के लोग इस ख़ाब की ताबीर खुद देखें, सरकार को इस बात का प्रबंध करना चाहिए और इस काम के लिए कोशिश करनी चाहिए।

नेट कंट्रोल ऐक्ट भी बहुत प्रान्सलम पैदा कर रहा है। उसके लिए भी इसको सिम्प्लिफाई करने के लिए, ताकि मकान बनाने का जो प्रोसेस है, उसको बढ़ावा मिले, उस पर भी गौर करना चाहिए। शहर में जमीन इतनी महंगी है कि यह लैण्ड सीलिंग ऐक्ट जो है, उसके बारे में दो रायें आ रही हैं। जमेश जी ने एक बात कही है, जगमोहन जी ने दूसरी बात कही है लेकिन मैं एक बात कहना चाहता हूँ कि चाहे लैण्ड सीलिंग ऐक्ट को स्कम करिए, चाहे इसका सब्जी से इम्प्लिमेंटेशन कीजिए लेकिन कोई ऐसा इंतजाम करिए कि एक लाख की जगह जो आज बीस-बीस लाख में मिल रही है, बिक रही है, गरीब आदमी को कोई मौका ही नहीं है कि मकान के लिए जगह ले सके। सरकार को कोई ऐसा कानून बनाना चाहिए कि ग्राम आदमी को और बड़े आदमियों को बराबर बीस से तीस लाख जमीन के भाव देने पड़ें लेकिन ग्राम आदमी के लिए अगर गवर्नमेंट को सबसिडायज़ भी करना पड़े तो ग्राम आदमी के लिए, हरिजन के लिए, माइनारिटीज के लिए और काम करने वालों के लिए इस जगह का सरकार को इंतजाम करना चाहिए और सरकार ने जो अपने प्राइजकिट्स और गोल्स दिए हैं उस में लिखा है कि लैण्ड का इन्विटबल डिस्ट्रिब्यूशन भी होगा और मुनस्सर रेट पर गरीब आदमी को मकान बनाने के लिए जगह भी मुहैया की जाएगी। इसी संदर्भ में मैं अपने सुझाव आपको दे रहा हूँ।

उपसमाध्यय (कुमारी सरोज खापड़) :  
कटारिया जी, और कितना समय ?

श्री वीरेन्द्र कटारिया : सिर्फ एक मिनट और। आज इस देश में आठ करोड़ आदमी बिलो पावर्टी लाईन रहते हैं और जो बिलो पावर्टी लाईन रहते हैं, उनकी किस्मत में मकान की तो बात ही क्या,



वे तो छ्वाबों की दुनिया में रहते हैं। मैं सरकार से यह अर्ज करना चाहता हूँ कि इस लोगों की तरफ़ तबज़्जह दी जाए। जहाँ बड़ी-बड़ी योजनाएँ बनती हैं, चाहे वह इरिगेशन डैम हों, चाहे नए शहर बसें, बहुत से लोग घर से उजाड़ दिए जाते हैं। मुझे याद है, जब चंडीमढ़ बना था तो गांव के गांव उजड़ गये थे। उनकी री-सेटलमेंट, उनके लिए मकान मुहैया करना भी। इसी तरीके से कई इरिगेशन योजनाएँ बनती हैं। उन लोगों को भी, गवर्नमेंट को स्पेशल सेल बनाकर उनके लिए और ऐसी कोशिश करनी चाहिए कि यह अबाध हो किया जाए और ऐसी योजनाएँ बनाई जाएँ कि इन लोगों को न उजाड़ा जाए। उसके अलावा मैं कहना चाहता हूँ कि नेशनल कैलामिटीज जब आती हैं, साइक्लोन है, अर्थशॉक है, बाढ़ है, तो लोग बेघर हो जाते हैं। अभी महाराष्ट्र में लाटूर में जो हुआ तो इसके लिए भी टोक्यो में यूनाइटेड नेशन्स की एक कान्फेंस हुई थी। उसमें इस बात पर गौर किया गया था कि किस तरह से इन लोगों की जो सफरिंग है, मिटीगेशन है, उसे कैसे कम किया जाए। प्रीवेंटिव मेजर्स भी हैं और उसके बाद उनकी सफरिंग को कम करने के लिए इंटरजाभात भी हैं। उस कमेटी की जो सिफारिशें हैं, वह सरकार के पास आई हैं। मैं यह चाहूंगा कि उनका मुआयना करके, उनका मुताहिदा करके उन सिफारिशों को इम्प्लीमेंट किया जाए ताकि साइक्लोन से और जो नेचुरल कैलामिटीज से लोगों को मुश्किल होती है, उससे उनको मदद मिल सके।

प्रांतीय सरकार बहुत दिक्कत है। एक मकान यदि बनाया हो तो पता नहीं कितनी जगह जाना पड़ता है। सिंगल बिबो सिस्टम जो आज हमारी लिब्रलाइजेशन पालिसी का एक हिस्सा है, उसको मकानों वाली बात में भी लाया जाए, यह भी मेरी दरखास्त है, यह मेरा सुझाव है।

आपने मुझे बोलने के लिए समय दिया, मैं आपका मशगूल हूँ लेकिन जिस बात से मैंने शुरु किया था, उसी बात से

ही मैं खत्म करना चाहूंगा। वजीर साहिब की खिदमत में मैं अर्ज करूंगा कि जो लोग दूसरों के लिए घर बनाते हैं और खुद बेघर हैं और जो दूसरों को छतें मुहैया कराते हैं लेकिन उनके सिर पर छतें नहीं हैं। बराय कर्म, आप उनकी तरफ़ ध्यान दीजिए, यह आपकी फ़्ल्ट प्रायोरिटी होनी चाहिए।

**उपसभाध्यक्ष (कुमारी सरोज खाएडे) :**  
बहुत-बहुत धन्यवाद, कटारिया जी।  
श्री बी. के. हरिप्रसाद जी।

SHRI B. K. HARIPRASAD (Karnataka):  
Madam, I would like to compliment the Minister for bringing the National Housing Policy, though belatedly. She has brought this National Housing Policy when the country needs 40 million additional houses by the end of the century. It is not an ordinary thing, not a simple thing as has been reported. It is one of the toughest and major tasks for the Government to provide a roof for the roofless in the country. The situation at the grassroot level, whether it is in the rural areas or whether it is in the urban areas, is not as rosy as is painted. This is one of the most sensitive, one of the toughest, tasks which the Government has to face in the future. When it comes to housing in the rural areas, merely providing finance for housing will not solve the problem. I am ashamed to say that even after 47 years of Independence the total percent-age of rural population which is being covered by sanitation is hardly 15 per cent to 20 Per cent. We talk of going into the 21st century. We talk of modernisation and everything. But the rural mass is yet to get the basic amenities. When the Government, whether it is the Central Government, makes a policy, especially a Policy on housing, the basic aim should be to help the poor and the needy. The 'have's' have got their own way to construct their houses. It is the poor the middle class and the upper middle class, who are the worst sufferers, who find it difficult to get a shelter in the country. In

the Housing Policy the Minister has referred to the housing activities of the private and co-operative sectors. As far as urban areas are concerned, it is a known fact that whenever you involve private agencies a huge amount of money is involved. In places like Bombay it has become a law and order problem. Some of the top industrialists were killed. The Government has to do something to stop this menace.

Madam, while formulating the policy way back in 1970 when HUDCO was formed they had the programme for three categories. They constructed houses for the high-income group people, for the middle-income group people and for the low-income group people. I can understand that high income group people and middle income group people can manage their houses. But, I am still confused with the low-income group people. The cost of a low-income group house is, not less than Rs. 5 lakhs any where in the country. What is the meaning of low-income group? In different States we have different agencies who deal with housing. If they are not successful, they give it a new name. We have the Indira Awas Yojana and the Nehru Rozgaar Yojana. So many Yojanas are there. Earlier, they used to construct Janata flats. They used to give a flat for Rs 8,000 or Rs. 10,000. But in the early 1980s they raised the price to Rs. 25,000. I would like to know whether we can really build a compact house with good quality material in Rs. 25,000. My contention is, while making a policy they have to give a thought to the cost of construction also.

In order to address the housing needs of the poor and the needy people and the weaker sections of the society, the Government had brought out the Indira Awas Yojana specially for the Scheduled Castes and the Scheduled Tribes in the rural areas and for the bonded labourers. There are schemes for night

shelter, sanitation facilities for the urban pavement dwellers and the liberation of scavengers through low cost sanitation and the Nehru Rozgaar Yojana for the urban poor. In the last Session the Safai Karamchari Bill was passed, though some of the States in the country had passed this Bill 20 years back, I am surprised that the Central Government took 20 years to pass the same Bill. The major problems that are confronting the urban areas are land and slums. There is a mixed opinion about the Urban Land Ceiling Act. Some of my colleagues want that the Urban Land Ceiling Act should be scrapped and some of them want that the Urban Land Ceiling Act should be amended. Some of the hon. Members made an amendment saying that some of the land which is owned by the public sector units should be sold and some new projects should come up. The idea of a housing policy, the idea of a land ceiling and the decongest the already congested cities; idea of various other programmes is to try or example, take the case of Delhi. In another five years, hardly any traffic would be able to move in Connaught Place. There were big bungalows which were converted into skyscrapers. I don't know who gave this permission. It is high time that we put an end to the expansion programmes in the cities.

Madam, the other major problem in the urban areas is slums. Shri Jagesh Desai has rightly pointed out that whenever there is the use of the word 'slums', it is said that it is the birth-place of criminals and it is the birth-place of illegal activities. But I don't agree with it. Probably, these people have not visited the slum areas. Maybe, in bigger cities, this is the case. It is my sincere request to the hon. Minister that whenever she visits Mysore, she should visit a particular slum area which has the minority population. Madam, anybody will be surprised to see that area. I can even say that it is the cleanest slum area in the country. People are so well-behaved there. You will not see a child who does not wish or respect an elder when he or she passes by. Nobody in

that slum smokes or drinks. Nor do they relieve themselves anywhere on the roadside. Forget about relieving themselves at such places, they don't even spit in the vicinity of that area. It is such a beautiful place which is full of minorities. I am yet to come across such a slum area. Madam, the world-renowned football player, Romero Baggio, was a slum-dweller. So, we cannot generalise and say that people living in slum areas are criminals or that they are involved in illegal activities. We have to frame some politic for them. We have to encourage them to do some active and progressive work. There are many problems, especially problems of lack of basic amenities, which have been confronting these people for long. We have to take up this work on a war-footing. Shri Kishore Chandra S. Deo WAS referring to the pie-fabrication structure. This is the only solution for the slums, especially, in major cities. It is because whenever we try to rehabilitate the slum-dwellers and there are no possibilities of providing them basic amenities, we face too many problems. The slums would have been there for 30-40 years. But the moment you clear those slums, there will be some vested interests who go to court and get a stay order thereby putting both the Government and the slum dwellers into-trouble. There are some cases in Bangalore where when we tried to rehabilitate the slum-dwellers by shifting the people to the transit camps, stay orders were obtained and these cases have not been settled even after 20 years. A legislation has to be brought to safeguard these slum-dwellers. There are only two-ways of solving the problems being faced by these slum-dwellers: either, we have to rehabilitate them or we have to provide them with basic amenities. Wherever we failed to give them any basic amenities, it is better that we rehabilitate them anywhere in the cities. As the senior Member and a well-experienced person in the urban field. Mr. Jagmohan was rightly saying, we have to bring a legislation to the effect that whenever new extensions come up, we have to provide a portion of land in those areas for such people like the labourers, washermen,,

barbers and so on. We have to provide land for them in the heart of the city or in such extensions. Or else, we will be creating more and more slums in the urban areas. Madam, this Government has passed a Bill for snfar karamcharis and it has allotted about Rs. 900 crores for this project. I feel that if the Ministry takes up this project on a war-footing, we will be able to solve the problems to some extent. Madam, as far as the Urban Development Ministry is concerned, it has got a limited authority. I would rather say that it is more a supervising authority than an implementing authority. Most of the authority lies with the State Governments. There are possibilities of the moneys, sanctioned or released to the State Governments for the benefit of the poor sections of the society, getting diverted to various other programmes. In the National Housing Policy, there is a mention about the provision of houses with due regard to the cultural heritage of the area or place. But, unless we upgrade some of the cultural practices which are in existence for thousands of years, we will not be able to solve this problem. Whatever may be the new programmes, whatever may be the number of the houses that are built, the mentality of the people should be changed in order to make them live in a different atmosphere. Unless some social change takes place, it is tough for them to accept the new phenomenon.

Madam, in the Policy, they have stressed the need for use of eco-friendly materials. Day by Day, the cost of housing is increasing. The cost of steel and wood is also increasing. We speak about protection of environment in the country and at the same time we use costly wood like teak wood, rose wood, etc. I can understand the use of costly wood for front and back doors because it ensures the security of the house and the people living in it. Strong doors of wood can be provided for front and back doors. But even the interiors are decorated with this timber. The Government

should bring some legislation banning the use of timber for interior decoration, of the houses. They may go for substitutes. There are some companies which are providing substitutes and they are found to be very good. The export of granite has also increased the cost of housing. This is another issue. Some of my colleagues were referring to the judgement of the Supreme Court which was delivered in 1993 regarding the Urban Land Ceiling Act. It has created some confusion in the minds of the people, especially in the minds of the people engaged in housing activity. There is an acute problem of land in the metropolitan cities and the urban conglomerations. Sowers, parking slots, sanitation, water supply and power are used beyond capacity and also public transport system. There has been no conscious effort on the part of the planners to freeze further construction in urban areas, especially impositions of FAR in multi-storied structures. The model concept attempted as a National Capital Territory in the Union Territory of Delhi has not made any headway though it was to develop satellite towns in the periphery comprising a few districts in the adjoining States to decongest the Capital. We can adopt a few experiments conducted in the West where along the metro cities there are suburbans within a radius of 100 kilometres with communication and transport facilities for daily commuters.

Another disturbing trend is the reckless exploitation of the agricultural land in the urban areas which are converted and used for residential and industrial purposes in violation of the master plans. There should be strict enforcement of the laws and unwarranted use of land for purposes other than those specified should be stopped. Urban land being in short supply, optimum utilisation of the same can be ensured if it is entrusted to genuine co-operative societies and other community-involved organisations. I would like to stress the involvement of genuine co-operative societies because in the city of Bangalore, about 4,000 acres of land in and around the city, had been cornered by the co-operative societies. There are land mafias who are not allow-

ing any other builder to build his own structure or house, something has to be done drastically in Bangalore, also because it has become one of the fastest growing cities in South East Asia. Ten years back, the population was around 30 lakhs. Now, it has gone beyond 50 lakhs. Especially, in slums in the southern parts and in Bombay a majority of the migrants are from different States. Especially in Bangalore, the slum-dwellers are from Tamil Nadu. In Maharashtra, the people are from all over, particularly from Bombay.

Madam, if the migrants are from within the State, the State Government can take care of these migrants. But wherever the migrants are from different States, the Central Government should come to the rescue of these cities and declare some of the major cities, other than Delhi and Bombay, like Madras, Hyderabad, Bangalore and Calcutta, as the national cities and provide additional funds to cope with the pressure that has been brought by these migrants,

Hon. Member, Mr. Ish Dutt Yadav, was saying that this problem has been created because of non-implementation of the Land Reforms Act. He has got high praise for Charan Singhji because, in UP, it has been implemented. I am sorry to say, Madam, that in Karnataka also, the late Dev Raj Urs, who was a pioneer in land reforms, had sincerely implemented the Land Reforms Act. The Congress Party is still alive in Karnataka because of this one act that Mr. Dev Raj Urs had done.

Madam, I would not take much time. I just want the hon. Minister to throw some light on the Supreme Court Judgment delivered on March 30, 1993 in Civil Appeal filed pertaining to clause 20, Clause 1 (A) covering public interest. Thank you Madam.

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE): Thank you, Hariprasadji. Now, Shri Madan Bhanu, how much time will you take?

SHRI MADAN BHATIA (Nominated):  
I will take only five minutes.

THE VICE-CHAIRMAN (MISS  
SAROJ KHAPARDE): You told  
me two minutes. Now, it is five  
minutes. Okay, go ahead.

SHRI MADAN BHATIA; Madam, I  
will take only five minutes. I wanted to  
make one or two points.

THE VICE-CHAIRMAN (MISS  
SAROJ KHAPARDE): Please go ahead.

SHRI MADAN BHATIA; Thank you  
very much, Madam, for giving me this  
opportunity to make my points. I have no  
intention to make any speech.

The first point is that this policy was  
formulated in May 1992. At that time, the  
73rd Constitution Amendment had not  
come into being. That seems to be the  
reason why the section in this policy  
dealing with rural housing makes no  
mention about the role of the Panchayats.  
Article 243(g), which was incorporated in  
the Constitution by virtue of the 73rd  
Amendment, specially provides or rather  
adumbrates that the State Legislature shall  
make laws devolving the powers and  
responsibilities upon the Panchayats in res-  
pect of the matters listed in the 11th  
Schedule; And, the 11th Schedule includes  
rural housing, not only rural housing but  
also other subjects which have been  
mentioned in this National Housing Policy  
under the heading 'Rural Housing' like  
sanitation, water supply and so on.

I would urge upon the hon. Minister to take  
into consideration this Constitutional  
Amendment which has been brought in  
because in my opinion, the solution to the  
rural housing problem including: sanitation,  
water supply, electricity and so on can best  
be found now only if in accordance with  
article 243(g) of the Constitution, the States  
are persuaded to, make laws devolving pow-

ers in respect of these matters upon the  
Panchayats which now are going to  
become the third tier of administ-ration.  
This is one point.

There can be really, to my mind, no  
other possible solution to solving the rural  
housing problem except the Panchayats,  
the third tier system.

Secondly, Madam, basically it is right-  
ly stated in the Policy that housing is  
a State Subject. But, so far as the Union  
Territories are concerned, the biggest pro-  
blem in cities like Delhi is two-fold. One  
is encroachment on public land and  
number two is illegal or unauthorised  
constructions. I would urge the hon'ble  
Minister to consider that encroachment  
on public land should not only be made  
a cognizable offence but it should be  
made the direct responsibility of the po-  
lice officer in charge of the area to see  
that no attempt is made to encroach  
upon public land or no encroachment of  
public land is made. There is no other  
way at all to stop the encroachment of  
public land in Delhi. Encroachments  
take place. They go on  
for years. Then a demand is made that the  
colony should be regularised, and some-  
times after years—10 years or 15 years,  
steps are taken to demolish the unautho-  
rised and illegal encroachments on rub-  
lie land. In the meantime, a great damage is  
done. Therefore, I would urge the hon'ble  
Minister to see that it is not only made a  
cognizable offence but it is made the direct  
responsibility of the police administration,  
the police in charge of that area to ensure  
that there is not going to be allowed any  
public encroachment within their  
jurisdiction and if any encroachment takes  
place, immediate action is taken under the  
Criminal Law by making it a cognizable  
offence.

Thirdly, Madam, so far as vacation of the  
building or the house or the premises  
which is allotted to any person by virtue of  
having a public office is concerned, we  
find that even when that person has ceased  
to hold that office on account of which  
those premises were allotted to him, he  
continues to hang on to those premises for  
years—not for

months. Public office includes—I am using this expression in a very wide way,—even retired judges of the courts; public office includes even legislators, parliamentarians.

This is a big problem. In that regard, I want to mention only one thing, that under the Companies Act it has been provided that if any employee of the company is in possession of the property of the company on account of being an employee of the company and he ceases to be the employee of the company and he still hangs on to that property, then this is a criminal offence. The Supreme Court has interpreted that Section to mean that if any premises are allotted to a company's employee by the company on account of being an employee of the company and after he has ceased to be an employee of the company, he refuses to vacate the premises, he is liable to be prosecuted under that Section of the Companies Act.

There is no such provision in the Public Premises (Eviction of Unauthorised Occupants) Act. My submission to the Honourable Minister is that this should also be made a criminal offence if an employee of the company on ceasing to be an employee of a company is guilty of a criminal offence if he refuses to vacate the premises, why should a public official to whom a public property has been allotted, a national property has been allotted, be allowed to hold on to

that property? Now, we only can proceed against him under the so called Public Premises (Eviction of Unauthorised Occupants) Act but nothing more than that. He has no fear. It should be made a criminal offence if within a period of three months after ceasing to hold that office, after becoming either a retired High Court Judge or a retired Government servant or a legislator, he continues to hold on to the premises. It should be made a criminal offence just as under the Companies Act. This is what I respectfully submit. I strongly urge this because there is no way in which we can have these premises occupied by the erstwhile public servants vacated and this is the problem which the Government is facing in Delhi. I, therefore, strongly urge the Honourable Minister to consider this suggestion. Thank you. Madam.

THE VICE-CHAIRMAN (Miss Saroj Khaparda): Thank you Bhatiaji. Now I would like to request the Honourable Minister to reply. Madam Minister.

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI SHEILA KAUL): Madam, I must thank all the Honourable Members who gave such useful comments, constructive comments on the National Housing Policy that was placed in the House. Shri Pachouri gave his view points also and we recognise the importance considering the total environment around housing and periodical review of the Master Plan as an instrument of Government intervention. He has mentioned this yesterday. We share the Honourable Members' concern for honest citizens who are cheated by unauthorised colonisers. The main thrust of the proposed legislation to regulate the activities of builders and developers is directed towards prevention of criminal activities. This has been mentioned in the Housing policy. As suggested by the Honourable Members, a comprehensive policy to attract non-resident Indian investment in real estate and housing development has been finalised by the Government. I would like to inform that only NRIs and persons of Indian origin can buy and sell properties subject to restrictions on repatriation of the amount invested and NRIs can have two properties only. No foreigner can buy urban land or property in India. This was asked yesterday. I am happy to say that no foreigner can buy urban land or property here. Shri Jagmohan has given valuable suggestions which naturally reflect his vast experience in managing a metropolis like Delhi. Some of his suggestions like using land as a resource and concentrating on infirm sectors like slum-dwellers and economically weaker Sections are foremost on our mind. We are aware that 23 metropolitan cities of the country account for nearly 30 percent of the urban population; but the remaining over 3000 urban settlements also need our attention in equal measure. We recognise his suggestion of concentration on rural-urban continuum. It is a

measure of our concern for an affordable housing that we lay considerable stress on the problems of disadvantaged sections of the society, and to improve their access to land, finance, and technology. The National Housing Policy will be periodically reviewed in the light of the emerging needs of the people. This is not for the whole time. As the time goes on and the needs of the people emerge, the National Housing Policy will also change accordingly. The last point mentioned by Shri Jag-mohanji was that there were Rs. 600 crores of Provident Fund lying with the Central Government and that it could that has been in my mind, and I would like all of you to give suggestions as to which is the best way to use these Rs. 600 crores that are lying with the Government.

Our Government agreed that there must be an emphasis on institution-building and proper implementation. Implementation is the key to everything. Time and again this has been mentioned — and I heard it with rapt attention — that our policies and programmes are excellent but (the implementation thereof is not so good or we may even call it tardy. We lay the stress but nothing happens. It is for the State Governments to take action in this regard as housing is a State subject. And our problem is that the land does not belong to us. It belongs to the State. We can only plan the house there. But the land is of the State. So, it is very difficult. We can only give them our viewpoint. We can guide them and we can give suggestions. But it has to be implemented by the State itself. The Central Government is providing the necessary constitutional provision for the State Governments to act upon, as has been suggested by the hon. Members. The National Housing Policy document begins with the line, 'shelter and development are mutually supportive.' Shri Jagmohan's suggestion of harmonised development to uplift the urban poor and providing them shelter is enshrined in the very beginning of the

National Housing Policy document. We have taken in account both shelter and economic development.

Shri Shinde spoke on the National Housing Policy as it envisages the involvement of private developer in land development, construction and infrastructure provision with adequate safeguards to protect the consumer, and increased supply of developed land for lower-income groups. Shri Shinde had been an Urban Development Minister in Maharashtra. He is an experienced man. When I went to Maharashtra, I went round with him, and he showed me the colony which he was mentioning yesterday. It is correct to say that the builder there has made provision for all categories of people.

The National Housing Policy provides for promoting a balanced pattern of urbanisation with due regard to the needs to control unregulated peripheral development of agricultural land, unwarranted conversion of land use, and degradation of land resource.

Shri Swaminathan is not here. He wanted us to do something about the shortage of finances. In order to step up easy availability of housing finance, housing finance institutions are being encouraged. Increased proportion of the resources of the insurance sector, the Unit Trust of India, commercial banks and co-operative banks would be channelled into housing, with the lending rates reflecting the average yield of these resources.

Madam, we have also envisaged the tapping of the annual provident fund accumulations, as I mentioned just now.

SHRI NARAYANASAMY—I think he is not here—

SHRI JAGESH DESAI (Maharashtra): He is here.

SHRI V. NARAYANASAMY (Pondicherry): I am sitting at the back. Madam.

SHRIMATI SHEILA RAUT.: Have you changed your sides?

SHRI S. S. AHLUWALIA (Bihar): He was sitting on the other side yesterday.

SHRIMATI SHEILA KAUL: Shri Narayanasamy had asked whether the scrapping of the Urban Land Ceiling (Regulation) Act was on the anvil. Madam, it becomes a little difficult because....

SHRI JAGESH DESAI: It should not be scrapped.

SHRIMATI SHEILA KAUL: We had asked all the States to inform us about the excess land that was lying vacant. The information that we got was not really something that could have made us happy. I do not want to give wrong figures. I would give you the correct figure in a moment. But we have been physically able to get very little land. It has not been very encouraging.

Madam, about 14,397 hectares of land have been physically acquired by the various State Governments all over the country, up to May 14. In the case of Maharashtra, 1,667 hectares of land have been acquired.

SHRI V. NARAYANASAMY : May I make a submission?

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE) : Let her reply first.

SHRI V. NARAYANASAMY : The hon. Minister is answering. Only one point. I would not go beyond that. I would like to know from the hon. Minister whether a Chief Ministers' meeting was called by the hon. Minister in regard to the Urban Land Ceiling (Regulation) Act and whether the Chief Minister had recommended that this Act had served its purpose and that, therefore it should be scrapped. In the light of this recommendation, I would like to know whether the Government would consider the scrapping of this Act. It would like to know whether such a suggestion had come and, if so, what is the reaction of the Government?

SHRI JAGESH DESAI: I have suggested exactly the opposite thing. (*Interruptions*) I would say that the

Urban Land Ceiling (Regulation) Act should not be scrapped. There should be a proper implementation of the Act after removing the lacunae.

THE VICE CHAIRMAN (MISS SAROJ KHAPARDE) : Mr. Jagesh Desai, let the reply be over. Mr. Minister, you can answer it afterwards.

SHRIMATI SHEILA KAUL: Madam, I can react to it now. There are two viewpoints. Some people say that the Act should be scrapped. Some others say that it should continue.

SHRI V. NARAYANASAMY: It has served its purpose.

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE) : Let the hon. Minister answer it.

SHRIMATI SHEILA KAUL: Even in this House, we see two view-points in regard to this Act. Some say that it should be scrapped. Some others say that it should continue. What should be done? It depends on all of you. (*Interruptions*)

SHRI V. NARAYANASAMY: What is the Government's view? -We would like to know the Government's view. We have different viewpoints. But what is the view of the Government?

SHRIMATI SHEILA KAUL: It depends on what your view would be. It is a democracy.

Then, Madam, Shri Ajit Jogi spoke about the increase in housing shortage in the rural and urban areas. Because of the increase in population, the depletion of the housing stock is faster than the construction and there is also the resource constraint. Of course, rural housing is very different from urban housing. In urban housing, we have a different view point and a different aspect. In rural housing, it is absolutely something else. In rural housing, you can use all sorts of materials which you would like to. In urban housing it is not so easy.

Then, every year, practically; every year, we have natural calamities like



floods.. Sometimes, it is in the coastal area sometimes, it is right on top of the mountains, and sometimes, it is in the desert; it is spread all over. We have a national housing scheme for calamity relief which provides help in the case of such disasters. Madam, slums have been talked about Desaiji also talked about slums. Other hon. Members also were concerned about slums in Delhi and other parts of the country. I was happy to know from Shri Hariprasad—at least there is a refreshing Views—that in Mysore there is a slum which can be considered as an example for others. As regards slums and squatter settlements in urban areas, we have unequivocally stated that we should avoid possible relocation and rehousing of slums dwellers, to encourage upgradation, slums renovation and progressive housing development with conferment of occupancy rights wherever feasible. Now an hon. Members has mentioned, if a person says that he should get the rights to live there, it should not be taken away. We have that in mind—slum renovation and progressive housing development with conferment of occupancy light, wherever feasible, which is also known as "homestead right. So, we are prepared to do that.

SHRI JAGESH DESAI: What about shims on Central Government land? That is our anxiety.

SHRIATI SHIELA KAUL: In Delhi, where there are slums, if people who have taken possession of the land are asked to go then they are given Rs. 29,000—I think Mr. Jagmohan will know better than me—and a bit of land somewhere. i

SHRI JAGESH DESAI : That is in Delhi. But Central Government land is everywhere in India. In Bombay there are so many slums on the Central Government land,' but they are not giving any certificate for the purpose of giving amenities. That is the real problem.

SHRIMATI SHEILA KAUL: Who is not giving certificates?

SHRI JAGESH DESAI: The Central Government departments, say, the Railways, Civil Aviation, Defence. So many are there.

SHRI JAGMOHAN (Nominated) : The point is like this. In Delhi the situation is different, where they have got a lot of public lands and parks in the capital. If the land is required for public purposes, in the sense that it is required for a hospital, school or for Government departmental schemes, then the shiting has to be done, and alternative accommodation is always given. It is the same policy with the State Government. But if the State Government, say, in Maharashtra, or the Railway Ministry has some land in Maharashtra and if it is a general green land then they have to keep it green. If it is not needed for any public purposes there, the rattas can be given as are given in Delhi. Where it is not needed, then they can be regularly settled there.

SHRIMATI SHEILA KAUL: Thank you. We have specifically provided for housing for the Scheduled Castes and Scheduled Tribes. It will be ensured with the help of the State Governments and Central Ministries that the developed land and housing units in rural and urban areas are allotted to families belonging to Scheduled Castes and Scheduled Tribes in proportion to their composition in the population.

Urmilaben has been the only Member—and I am glad—who mentioned about women. Of course, in the housing policy there is provision for women. It is there that those who are houseless and who are widows should be given better places and should be given healthy living conditions, with ventilation and adequate light. She has been complaining about it. As it is difficult to provide these conditions right from Delhi, there are the States where these problems exist and they should take care of there problems. That is what I think

Shri Ish Dutt Yadav has shown his concern about inadequate implementation of housing in the rural and urban areas. Has he also gone away ?

SHRI V. NARAYANASAMY : He will come.

SHRI S. S. AHLUWALIA : He has gone.

SHRIMATI SHEILA KAUL: We are very much concerned and that is why this housing policy is brought before the House. We are all concerned about housing for the people in the villages, in the rural areas and in the urban areas. The Government has provided an enabling environment by providing the legal framework for the State Governments to operationalise the National Housing Policy. Certain laws have been enacted which can help the people in the States.

The metropolitan cities like Bombay, Calcutta, Delhi and Madras have been growing faster than the infrastructural services. The National Housing Policy has long been prescribing the specific role of the State Governments in looking after the disadvantaged and economically backward sections of the society.

The Central Government—this is where the Central Government comes in to help the State Governments—has also negotiated substantial aid from multilateral agencies, that is, the World Bank the Asian Development Bank and bilateral agencies, for the State Governments to tide over the resource crunch. We are sure that the State Governments will utilise this precious foreign aid most efficiently, for which the Central Government has negotiated

**कुछ जिक्र हुआ था कि कुछ ऐसी जगह है जहाँ भूखाल आत है और फलडस आने है और लोग परेशान होते है । उसके लिए सड़ जरूरी है कि ऐसे घर बनाए प्री- फैब्रिकेटेड हाऊसेज बनें ।**

In order to disseminate new technologies like pre-fabricated construction with low-cost material, we have started a national programme of Building Centres Where people are taught on how to use

new technologies in construction of houses.

An earthquake occurred in Latur in Maharashtra. From here we sent a team from the HUDCO to construct houses for the earthquake victims. We have done this on the hill-side in Uttar Pradesh also. We sent our team from the HUDCO to build houses for the people living on the hills T/ho bad suffered from earthquake. They have shown them what is really required for earthquake areas That way, regionwise training is given to the people to construct houses. There are nearly 157 Centres which are actively disseminating these low-cost technologies at the grassroots level.

They are talking of shortage of houses. There is shortage of houses, and there are many reasons for that. But, we must also take into account the houses built by the local people, the private people, by co-operative societies. We should take into consideration all that also and not only the houses that are built by the Government. Though this is the National Policy and the Government is involved in it, there are a number of otherhouses also. We should take them also into account and correct the number. This is what I feel about it.

This was the Supreme Court judgement On 30-3-93 they said that the land exempted under section 20 of the ULC Act could not be transferred by the State Government. Hence, houses constructed on exempted land cannot be sold in open market. Some-body had asked for this information.

**और क्या चीज रह गई, हैं बता दीजिए । उसका भी जवाब मिल जाएगा ।**

SHRI B. K. HARIPRASAD: There is a problem of inter-State migration. The majority of the slum-dwellers in Bangalore in Karnataka are from Tamil Nadu. Had it been an inter-district problem, the State Government would have taken care of it. Since there is financial constraint, will the Central Government come to the help of the State Government in providing shelter to these inter-State migrants?

5.00 P.M

SHRIMATI SHEILA KAUL: So far nobody has written about it. We have not received any information about it.

SHRI B. K. HARIPRASAD: Madam, it is a major problem in the State of Karnataka.

SHRIMATI SHEILA KAUL: You are right, but it has not been brought to our notice.

SHRI JAGESH DESAI: Madam, my point is that housing should be considered as a priority sector by the banks for advancing loans to the private sector so that at low and cheaper rates advances can be given. You should take it up with the Finance Ministry that the housing should be considered as a priority sector by the banks. Banks are required to give 40 per cent advances to the private sector and housing should be included in the private sector so that at a low rate of interest housing loans can be given.

SHRIMATI SHEILA KAUL: There are many more poor people in this country. HUDCO charges only 9.5 per cent from the economically weaker sections of the society.

SHRI V. NARAYANASAMY: Madam, as far as direct lending is concerned, the nationalised banks have set apart Rs 100 crores for giving loans to the housing sector. They have not spent even 25 per cent of the funds, because they have not concentrated their attention on advancing loans to the private people for construction of the houses. I raised this issue yesterday also. I would like to know whether you will take up the matter with the Finance Minister to see that the Rs. 100 crores that are being set apart every year for the housing sector by the nationalised banks apart from the HUDCO are spent so that the money reaches the needy people.

SHRIMATI SHEILA KAUL: In this housing policy there is a separate suggestion for the banks. I think we have got this scheme. Nevertheless I will make an inquiry about this. I think I have covered all the points.

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE): Madam Minister has covered all the points. I am sure the Members are satisfied with the reply given by her,

I shall now put the Resolution to vote of the House.

The question is :

That this House approves the 'National Housing Policy' laid on the Table of the House on the 9th July, 1992.

*The motion was adopted.*

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE): I would like to take the sense of the House. Before me there is the Motion Vehicles (Amendment) Bill, 1994.

SHRI S. S. AHLUWALIA: Kindly take it up tomorrow.

THE MINISTER OF STATE OF THE MINISTRY OF SURFACE TRANSPORT (SHRI JAGDISH TYTLER): I want it to be taken up today. Why tomorrow?

SHRI V. NARAYANASAMY: Let the Minister move it.

SHRI JAGDISH TYTLER: I am the one who is moving the Bill. He cannot decide this. This is not a fair thing.

SHRI S. S. AHLUWALIA: Madam, when he is saying that he is the Minister who is introducing, he cannot introduce without the consent of the House.

SHRI JAGDISH TYTLER: That is what she is asking. (*Interruptions*) Let me answer him. It is too much. Madam, I want to put the record straight. You asked the particular question and I said I want to move. He said, "No, he cannot move. I said, "I am the Minister, but you can take a decision". In between he got up and said, "Let this decision be taken by you." I would be very happy if you were to take the Bill today because this has been a part of the agenda for today.

SHRI V. NARAYANASAMY: Madam, I would like to submit that the Bill may

be taken up. Let the Minister make his introductory remarks. If Members want, let them speak tomorrow.

SOME HON. MEMBERS: Yes.

# **THE MOTOR VEHICLES AMENDMENT BILL, 1994**

THE MINISTER OF STATE OF THE MINISTRY OF SURFACE TRANSPORT (SHRI JAGDISH TPTLER): Madam Vice-Chairperson, I move:

That the Bill further to amend the Motor Vehicles Act, 1988, to be taken into consideration.

With your permission, I would like to say a few words about the proposed amendments before I move the motion for consideration of the Motor Vehicles (Amendment) Bill, 1994 by this House.

The Motor Vehicles Act, 1988 (59) of 1988, a Central Act, consolidates and rationalises various laws regulating Road Transport in the country. The Act was framed with a view to revise the Motor Vehicles Act, 1939 (4 of 1939). After the coming into force of the Motor Vehicles Act, 1988, Government received a number of representations/suggestions from the State Governments, transport operators and members of public regarding inconvenience faced by them while implementing provisions of the new Act/Rules framed thereunder. To examine and review the content; Act in the light of these representations, a Review Committee was constituted by the Government. Recommendations of the Review Committee were examined in consultation with the State Governments. The Government also considered the number of representations received from the trade sector and the public regarding making of additional provisions in the Motor Vehicles Act, 1988, which were received much after finalisation of the report of the Committee\*.

The Bill now before the House has been prepared keeping in view the recommendations of the Review Committee as also other suggestions. Some of the

important provisions of the Bill provide for the following:—

- (i) modification and amplification of certain definitions of new type of vehicles;
- (ii) simplification of procedure for grant of driving licences;
- (iii) putting restriction on the alteration of vehicles.
- (iv) certain exemptions for vehicles running on non-polluting fuels;
- (v) ceiling on individuals or company for holding permits removed to curb 'benami' holdings;
- (vi) States authorised to appoint one or more State Transport Appellate Tribunals;
- (vii) increase in the amount of compensation to the victims of hit and run cases; and
- (viii) removal of time limit for filing of applications by road accident victims for compensation.

The Law Commission in its 119th Report had recommended to amend the provisions of the Motor Vehicles Act so as to provide therein that every application for a claim be made to the Claims Tribunal having jurisdiction over the area in which the accident occurred or the Claims Tribunal within the local limits of whose jurisdiction the claimant resides or carries on business or within the local limits of whose jurisdiction the defendant resides, at the option of the claimant. This recommendation of the Law Commission has been accepted and the Bill also seeks to make necessary amendments based on this recommendation of the Law Commission.

The Bill also seeks to provide for a new pre-determined formula for payment of compensation to road accident victims on the basis of age/income. In case of the pre-determined formula introduced in the new Bill, the claimant

shall not be required to plead or establish that death or the permanent disability was due to any wrongful act or neglect or default of the owner of the vehicle. The Central Government has also been given powers to amend the schedule indicating the rate of compensation from time to time. It is expected that with this provision not only the road accident victims would be appropriately and expeditiously compensated but there would be a substantial reduction in the pendency of cases with the Motor Accidents Claims Tribunals.

Madam, I commend the Bill for the consideration of the House.

*The question was proposed.*

THE VICE-CHAIRMAN (MISS SAROJ KHAPARDE) : I think the House has agreed that those who want to participate in the debate on this Bill would like to speak tomorrow. So, the House is adjourned till 11.00 A.M. to morrow. Thank you.

The House then adjourned at nine minutes past five of the clock till eleven of the clock on Wednesday, the 10th August, 1994.