

Illegal conversion of residential units into commercial units

1596. SHRI SYED SIBTEY RAZI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that most of Delhi Development Authority flats at ground floor in Delhi have been converted into shopping complexes;

(b) if so, the names of localities affected by such conversions;

(c) whether it is a fact that allottees of flats are asked to sign an undertaking to the effect that no alterations etc. would be made by them;

(d) whether it is also a fact that such conversion of residential flats into shopping complexes is in the knowledge of site staff of Delhi Development Authority;

(e) whether Delhi Development Authority proposes to take action against its site staff responsible for allowing such conversion; and

(f) if so, the details thereof and if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) to (f) The information is being collected and will be laid on the Table of the Sabha.

National Commission on Urbanisation

1597. SHRI RAM DAS AGARWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have received the recommendations made by the National Commission on Urbanisation; if so, when, and what are the details thereof; and

(b) whether Government propose

to implement the said recommendations?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir, The report of the National Commission on Urbanisation was submitted to the Government in August 1988.

The Commission came up with specific suggestions on a broad range of policy interventions necessary to bring about more efficient urban settlement management which could generate rapid economic growth with equity and social justice. The following are the major recommendations:

1. Consolidating, strengthening and expanding the economic and physical base of the 329 identified urban centres falling into 49 Spatial Priority Urbanisation Regions.

2. Increasing the current share of 4 per cent to 8 per cent for the Urban sector in the total plan allocation.

3. Encouraging self-employment of urban poor by an appropriate credit support programme supervised by an Urban Small Business Development Bank.

4. Setting up of 4 major banking institutions to augment inflow of institutional finance for urban development.

5. Increasing the supply of serviced land and low-cost shelter, improving and upgrading slums and conserving the existing housing stock.

6. Amendment of Urban Land (Ceiling & Regulation Act), 1976 in order to bring larger supply of land into market.

7. Amendment of existing Rent Control legislation to limit tenancy

protection to the poor and existing tenancies and to provide for annual revision of rents.

8. Reorganisation of the existing Municipal structure and improving the financial position of the local bodies.

9. Setting up of State Government Finance Commissions for adequate devolution of resources from the State Govts. to local bodies.

(b) The report of the Commission has been examined in detail in consultation with various Ministries and Depts. of Govt. of India, State Government and Union territories and also in a number of conferences and seminars wherein experts in the field also participated. Urban Development per se is a State subject and it is therefore for the State Governments to take action on specific issues relating to them like the selection of towns for assistance under various schemes including Centrally Sponsored Schemes and so on.

Some of the suggestions made by the Commission have been acted upon as part of the on-going Housing & Urban Development programmes. These include:

1. Setting up of a National Housing Bank under the R. B. I.

2. Opening of a separate window in the HUDCO for providing funds for infrastructure development by various local bodies|State agencies;

3. Introduction of Nehru Rozgar Yojna as a measure of urban poverty alleviation;

4. Providing urban basic services;

5. Assisting the identified towns under the Centrally Sponsored Schemes of IDSMT.

The Delhi Rent Control Act has already been amended and the State

Governments have been advised to consider similar amendments to the Rent Control Laws, if any, in their States.

The recommendations made by the Commission have been taken into consideration while formulating the Eighth Five Year Plan.

Development of medium and small towns in Rajasthan

1598. SHRI SANTOSH BAGRODIA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) what is the total amount allotted to different corporations, Municipalities in the State of Rajasthan for completing Centrally Sponsored Integrated Development of small and medium towns during the last three years; and

(b) whether State Government have fully utilised the allotted amount every year and if not, what are the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) The Government of India has allocated a total of Rs. 208.25 Lakhs to the State of Rajasthan for Centrally Sponsored Integrated Development of Small & Medium Towns during the last three years as per details given below:-

Year	Amount (Lakhs)
1988-89	36.00
1989-90	89.75
1990-91	82.50
	208.25

(b) The amounts released by Government of India have been fully passed on to the concerned urban local bodies for utilisation on the approved projects.