

THE MINISTER OF WORKS AND HOUSING (SHRI ABDUL GHAFOR):

(a) No such permission has been given by the Government. However, a proposal for the use of the land under the Delhi Cloth Mills for flatted factories and residential purpose was received from the Executive Director of the said Mills in the Ministry in December, 1981 and was sent to Delhi Development Authority for necessary action.

(b) Does not arise.

Shortage of Dwelling Units

1112. SHRI ANAND SHARMA: Will the Minister of WORKS AND HOUSING be pleased to state:

(a) what is the extent of shortage of dwelling units in the country;

(b) whether it is a fact that there is a decrease in the construction of dwelling units in urban areas, if so, the reasons therefor; and

(c) what recommendations have been made by the National Conference on "International Year of Shelter for the Homeless-1987" held at Delhi on February 14 and 15, 1985?

THE MINISTER OF WORKS AND HOUSING (SHRI ABDUL GHAFOR):

(a) As per the estimates made by the NBO on the basis of the Census Data, the current housing shortage in terms of dwelling units is as under:—

Urban—59; Rural—18.8; Total—
24.7 (in millions).

(b) As per the housing data for 1971 and 1981 population census, there is an increase in the construction of dwelling units in urban areas at the rate of 4.7 per cent per annum.

(c) with a view to achieving the objectives of International Year of Shelter for the Homeless (1987), an interaction amongst the State Governments/U.T. Administrations was held in February, 1985. A list of recommendations made is annexed.

Statements

Recommendation of the Interaction amongst the States/UTs held in February,

1. The intended beneficiaries of the IYSH projects should comprise squatters and slum dwellers, shelterless and other disadvantaged sections of the society who are without facilities and services like drinking water, sanitation, health, education, job opportunities and the like.

2. Single window approach should be adopted for tackling the problems of the shelterless.

3. An inventory of available land resources and continuous updating of data should be undertaken.

4. A minimum percentage of land should be allocated and earmarked for the purposes of providing shelter to the homeless.

5. A land bank should be created.

6. It should be mandatory for private developers to provide a minimum percentage of the total land developed for the poorest among the poor.

7. It should be made mandatory on all industrial units to allocate adequate land and resources for providing shelter to the workers.

8. There should be a two pronged attack namely creation of new housing stock and maintenance, restoration, improvement and expansion of the existing housing assets.

9. 25 per cent increase in the present cost ceiling for economically weaker sections and rural housing schemes should be approved by the Government.

10. The rate of Interest for shelter projects for intended beneficiaries should be lowered to 5 per cent.

11. A Rural Housing Finance Corporation should be set up.

12. The shelter projects should be framed by taking feed-back from the community.

13. The participation of voluntary agencies in rural housing programme should be encouraged.

14. A census of slums and marginal settlements should be carried out all over the country.

15. A long term land utilisation policy based on future economic development and demographic projections should be adopted

16. To achieve intensive utilisation of land, strategy of 'low rise high density' development should be adopted.

17. The concept of incremental development be considered as a land development option.

18. A specific percentage of the total investment in housing should be reserved for shelter to intended beneficiaries of the IYSH projects.

19. Macro level integrated land development plans should be prepared for each region by State, Town and Country Planning Organisation.

20. Suitable extension agencies may be created to guide and coordinate extension work of various municipal authorities.

21. A committee may be set up to go into the multiplicity of organisations involved in human settlements work and to suggest suitable modifications in the institutional structure and also to suggest mechanism for monitoring activities of different institutions.

22. The development programme of comparatively bigger villages should be prepared by the State, Town and Country Planning Organisations.

23. While the subsidised rural housing should be continued, the practice of providing free housing should be discontinued.

24. Massive programme for regeneration of traditional building material should be launched.

25. The rural and urban shelter programme may be given allocation of plan resources in the ratio of 60:40 and in

addition to plan funds resources from commercial banks should also be mobilised.

26. The Reserve Bank of India's restrictions on commercial banks loans for shelter should be liberalised and the procedures followed by financial institutions for financing shelter projects should be simplified.

27. In order to reduce the incidence of 'transaction cost' on the intended beneficiaries suitable amendments may be made to the existing legislations to reduce the cost of land acquisition, registration, acquisition of title etc.

28. Research and development work in the field of shelter should be oriented to evolve 'Affordable Shelter' to the intended beneficiaries and the personnel of the implementing agencies should be trained in the new concepts and techniques of affordable shelter. The time frame for the IYSH is upto 2000 A.D.

Profits/Losses of the National Seeds Corporation

1113. SHRI J. P. GOYAL.

SHRI R. SAMBASIVA RAO:

Will the Minister of AGRICULTURE AND RURAL DEVELOPMENT be pleased to state;

(a) what are the profits/losses of the National Seeds Corporation during the years 1982-83, 1983-84 and 1984-85;

(b) what are the reasons for the losses;

(c) what is the total quantity and value of seeds of the National Seeds Corporation condemned during the above three years; and

(d) what are the reasons for which the seeds in such a large quantity were condemned and whether the responsibility for the losses on that account has been fixed?

THE MINISTER OF STATE IN THE MINISTRY OF AGRICULTURE AND RURAL DEVELOPMENT (SHRI CHANDULAL CHANDRAKAR). (a) The National Seeds Corporation earned