

the eastern coast and we hope that the eastern coast would also come up in the years to come

MR CHAIRMAN Last question Nobody? All right Next question

NATIONAL HOUSING POLICY

*210 SHRI BALACHANDRA MENON ·
SHRI S G SARDESAI
SHRI N K KRISHNAN
SHRI M K MOHTA †
SHRI SHYAMLAL GUPTA
SHRI SANAT KUMAR RAHA.
SHRIMATI SITA DEVI
DR K MATHEW KURIAN.
SHRI VENIGALLA SATYANA-
RAYANA

Will the Minister of WORKS AND HOUSING be pleased to refer to the reply to Starred Question No 494 given in the Rajya Sabha on 31 5-72 and state

(a) whether a National Housing and Urban Development Policy has since been formulated, and if so, the details thereof,

(b) whether a Housing Ministers' Conference was held recently in New Delhi to find out the actual requirements of houses in rural/urban areas and also ways to expedite the progress of the Centrally aided housing schemes, and

(c) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS AND HOUSING (DR DEBIPRASAD CHATTOPADHYAYA) (a) to (c) A Statement is laid on the Table of the Sabha

STATEMENT

(a) No, Sir, The matter is under consideration of a Steering Group set up by

†The question was asked on the floor of the House by Shri M K Mohta

the Planning Commission in connection with the formulation of the Fifth Five Year Plan

(b) and (c) A Housing Ministers Conference was held at New Delhi on the 12th and 13th July, 1972 which considered, *inter alia*, the question of vigorous implementation of the following three Central Sector Schemes —

(i) Scheme for Provision of House-sites to Landless Workers in Rural Areas,

(ii) Scheme for Environmental Improvement of Slum Areas in 11 Metropolitan Cities, and

(iii) Subsidised Housing Scheme for Plantation Workers

The main recommendations of the Conference relating to these Schemes are as follows —

(i) Administrative and technical machinery both at the Centre and in the States, should be suitably strengthened and geared to the task of speedy implementation of the schemes

(ii) 25 per cent of the funds allocated to each State under the first two schemes pending scrutiny and sanction advance to enable them to go ahead with the work on projects formulated in conformity with the provisions of the schemes pending scrutiny and sanction of those projects by the Government of India

(iii) Legislation on Land reforms and conferment of home-stead rights on those landless workers who are in occupation of land in the rural areas as house sites, should be tied up with the Scheme for Provision of House-sites to Landless Workers in Rural Areas To reduce the cost of acquisition of land under this Scheme, Land Acquisition Acts of Central and State Governments should be amended in the light of the 25th Amendment to the Constitution

(iv) The Scheme for Environmental Improvement of Slum Areas in 11 Metropolitan Cities is restricted to slums not earmarked for clearance during the next 10 years. This period is too long and should be reduced to 5 years. The scope of the Scheme should also be extended to States whose no city or town is at present covered by the Scheme to enable them to carry out improvements to slums in their capital city (or any other city considered important by them).

(v) To resolve procedural and other difficulties in implementation of the Subsidised Housing Scheme for Plantation Workers, two regional meetings should be held towards the end of September, 1972—one at Darjeeling for the Eastern Region and the other at Ooty for the Southern Region. The State Governments should also be given powers under this Scheme to sanction projects which involve the grant of subsidy alone (without loans) to the Planters.

The Conference did not aim at finding out the actual requirement of houses in rural and urban areas as this problem is under study by the Steering Group referred to in Part (a) above.

SHRI M K MOHTA Sir, it appears that this question of formulating a national housing and urban development policy has been under the consideration of the Government for a very long time and yet no decision has been taken by the Government on this question. May I ask the honourable Minister whether, a part from the State Governments at least the Central Government has made up its mind about some aspects of the urban development policy? For instance, in the absence of such a policy in respect of construction of multi storeyed buildings in Delhi for commercial purposes, all commercial offices are located all over Delhi and thus dislocate trade and industry and also the administration. May I know, therefore, whether any decision has been

taken on this, because it is the general information that construction of more multi-storeyed buildings in Delhi has been stopped for the time being?

DR DEBIPRASAD CHATTOPADHYAYA Sir, it is not correct to say, as the honourable Member has said, that the Government has not done anything regarding the formulation of the national policy on housing matters. In fact, it has considerably progressed and actually, a meeting of the Ministers of Housing and Urban Development took place a month back and some recommendations are now being processed and studied. Originally, we had in our Ministry of Works and Housing a Working Group to study them. But, now they are being studied in depth and detail by a Steering Committee of the Planning Commission presided over by a Member of the Planning Commission, that is, by Dr Minhas. So, Sir, it is a big and complex problem and to arrive at a decision on this it takes time and naturally, the views of the State Governments have also to be ascertained and taken into consideration. Therefore, it is a big problem and I hope that the honourable Member would appreciate that.

About the other question, Sir, it is only a marginal question and I do not think it is substantially related to the original question and it is about the attitude of the Government towards the coming up of the skyscrapers around Connaught Place. This problem is under the active consideration of the Government and no final decision has yet been taken.

MR CHAIRMAN Yes, Mr Mohhta. You put your second question.

SHRI M K MOHTA Sir, as regards the honourable Minister's reply that it is my understanding that nothing has been done which is wrong, may I draw the attention of the Minister to his own reply to a question put previously, as to whether a policy has been formulated? His answer was, "No, Sir." Naturally the

impression is that the policy has not been formulated and that is the information given by the Government itself

Now Sir, may I ask the honourable Minister whether the State Governments have asked the Central Government for funds to implement the suggestions and recommendations made at the Conference of the Housing Ministers of the State Governments and, if so, how much have they asked the Central Government to contribute towards the implementation of this policy and has the Government taken any decision about the allotment of funds to the States?

PROF DEBIPRASAD CHATTOPADHYAYA As I have already stated, the policy has not been formulated finally. That does not mean that no decisions have been taken and no guidelines are being followed. In fact, these are being followed. The question is a very big one. It is estimated that at the end of the Fourth Five Year Plan, the demand for the housing units all over the country would be of the order of 23 millions and with the formations of new families it is estimated that every year one million housing units will be required. To finance it it will be necessary to spend a thousand crore of rupees every year. Over the next 25-30 years Government have to spend thousands of crores of rupees to finance the housing units of, say, 20-30 million units. It is a big question. It is true that State Governments are pressing for money. But the question is a vast one. Naturally the Central Government cannot finance all of it. But the Central Government has different schemes for slum improvement, schemes for plantation works, schemes for giving house sites to the landless poor people and so on. Now Sir, money is being given, some assistance is being given. Particularly for the landless labourers in the rural areas Government is giving the money necessary for acquisition of land sites and for their improvement. But the necessary legislation and other administrative measures have to be taken by the State Governments. But

I am sorry to say that State Governments in most cases are not coming up to expectations.

SHRI M K MOHTA I asked how much the States asked for and out of it how much the Government of India allocated or earmarked. That information he has not given. If the information is not readily available, it can be given later on. But that point must be touched by the hon. Minister.

PROF DEBIPRASAD CHATTOPADHYAYA Sir, it is not that the State Government have demanded in a lump sum. They have asked for money for different schemes. Under the schemes of house sites.

MR CHAIRMAN You may lay it on the Table of the House.

SHRI SHYAMLAL GUPTA Delhi, being under the Centre, 36,000 acres of land has been acquired as far back as 1968. But so far 90 per cent of it is lying vacant. Do the Central Government want to improve it? Are they aware of the fact that 90 per cent of it is lying vacant?

PROF DEBIPRASAD CHATTOPADHYAYA Sir, as the hon. Member might be knowing, the land in and around Delhi is already socialised and there are several schemes for improvement of those lands. The Delhi Development Authority is looking after the things. For improvement particularly of slum areas in Delhi a sum of Rs 2 crores and 50 lakhs has been provided in this year's budget.

SHRI SANAT KUMAR RAHA In the main recommendation at No 3, there is a reference to landless labourers. I do not know what the definition of 'landless labourer' is. But my suggestion is this. In rural areas landless people following various professions are living there. I suggest that when the study team goes into this, the conferment should be considered in this way. That is my suggestion. Has the hon. Minister actually considered this?

PROF. DEBIPRASAD CHATTOPADHYAYA: The suggestion of the honourable Member will be borne in mind. After all, the legislation has to be brought by the State Governments and the State Governments will be asked to take into consideration the suggestion of the honourable Member.

SHRI A. G. KULKARNI: Sir, various industrial townships are coming up in the country. The urban authorities are proposing housing facilities for workers in those areas. The State Governments are not financing those directly.

I would like to know whether there is any scheme to finance the proposals put forth by the Urban Development Authorities. In Bombay there have been two slum clearance schemes for which the Prime Minister has laid the foundation stone and it is reported that the progress of this scheme is very tardy. What action has been taken because your predecessor had promised me that he should convey the displeasure to the Maharashtra Government? What action has been taken since then?

SHRI KRISHAN KANT: Is the foundation stone still there?

SHRI A. G. KULKARNI: Yes, it is still there.

PROF. DEBIPRASAD CHATTOPADHYAYA: Perhaps the hon. Member is correct in what he says. The pace of development in regard to this sort of schemes regarding slum improvement is really not satisfactory, neither in the case of Bombay nor in the case of Calcutta also. One of the reasons why the things are not moving at the desired pace is that a lot of litigation is going on over those things. As far as the Central Government is concerned, at this end we study and scrutinise the projects as soon as they are sent to us and if they are found to be satisfactory we release our part of the amount.

SHRI A. G. KULKARNI: How much amount have you released so far?

PROF. DEBIPRASAD CHATTOPADHYAYA: For Bombay we have allocated Rs. 2.5 crores but up to now the released amount is only Rs. 8 lakhs. So, it is not quite up to the mark. We will expedite at our end provided the acceptable projects are forwarded to us.

SHRI V. B. RAJU: The first scheme is for provision of house-sites to landless workers in rural areas. In the recommendation No. (iii) of the statement, it is stated: To reduce the cost of acquisition of land under this Scheme, Land Acquisition Acts of Central and State Governments should be amended in the light of the 25th Amendment to the Constitution. Now, I would like to know whether this programme is a time-bound programme and whether any date has been fixed before which the sites will be distributed to the landless workers of the country and then, whether the State Governments have sent their estimates as to how much actually it would cost them to acquire the land, to clear the land at a cheaper rate and when the Acts are going to be amended. Is there any time-limit programme?

PROF. DEBIPRASAD CHATTOPADHYAYA: It is mainly, almost exclusively, for the State Governments to bring about legislations. State Governments have been pursued earnestly by us to expedite the matter. For example, the day before yesterday, we approached the West Bengal Government. So far as the Central Government is concerned, we are providing the development cost. For one unit of house-site we give them not more than Rs. 150 on an average. This sum is given for some drainage facility, for levelling and for some other things like paving roads etc. These three things are included with in the cost of development but for other things the State Governments have to bring forward suitable legislations. Importance of time is primarily to be considered by the State Governments. We want them to expedite the matter as early as possible.

SHRI V. B. RAJU: The assessment question has not been replied to. What

is the answer to that question? What is the total of the estimates made by the Statement Governments? Is there any estimate made as to how much it is going to cost to acquire the land?

PROF DFBIPRASAD CHATTOPADHYAYA. Estimates from many State Governments are yet to be received

PERSIAN LIBRARY IN KIKI NIZAMAT
PALACE

211 SHRI SASANKASEKHAR SANYAL Will the Minister of EDUCATION AND SOCIAL WELFARE be pleased to state

(a) whether the Government of India are aware of the existence of a very precious library in Kiki Nizammat Palace of Murshidabad in West Bengal consisting of original writings of Ferdusi (Holy Quran) and other valuable books which are being damaged as a result of the rains dripping through the roofs of the library, and

(b) what steps Government propose to take in the matter?

THE MINISTER OF EDUCATION, SOCIAL WELFARE AND CULTURE (PROF S NURUL HASAN) (a) The Government of India is aware of the existence of library containing old books and manuscripts and forming part of the Hazar Duari Palace within the premises of Kiki Nizammat at Murshidabad. The Palace and the moveable property contained therein is vested in the Official Trustee, West Bengal in terms of the Murshidabad Estate (Trust) Act, 1963. The exact contents of the library are not known. The building housing the library is reported to be leaking

(b) The Government of India has under consideration a proposal to protect and preserve the palace and to start, in due course, a Period Museum in the building, where all the immovable property of artistic and antiquarian interest including the manuscripts would be preserved

The Government is in correspondence with the Government of West Bengal in the matter.

SHRI SASANKASEKHAR SANYAL: Sir, in view of the fact that the last Nawab Bahadur of Bengal, Bihar and Orissa surrendered the title or suzerainty to Great Britain by a treaty of indenture in lieu of which he got an annuity of several lakhs of rupees for maintenance of his dignity, the matter is entirely a matter of the Government of India because the Government is giving the political pension and the annuity which is now under suspension because there is a succession dispute after the death of the last Nawab Bahadur and is it not possible and desirable for the Government of India, which has simply given it to West Bengal as an agent who has appointed an official trustee as a sub agent, to straightway apply the Ancient Monuments Act and take over the entire thing which is of paramount historical importance?

PROF S NURUL HASAN: Sir, I have already stated that the Government are considering a proposal to take over this monument whose archaeological value has been testified to by the archaeologists who have seen it. I have stated that the matter was brought to my notice in May by the Chief Minister of West Bengal himself and the Government of India is corresponding with the Government of West Bengal. This matter has certain legal complications and I would like these legal complications to be solved as quickly as possible so that we can go ahead with the work of preservation.

SHRI SASANKASEKHAR SANYAL: In view of the fact that some time is needed for going through the formalities, framing legislation and all that, and in view of the fact that the Government of West Bengal has requested the Government of India to take it over under the Ancient Monuments Act—in today's Patriot a news has been published that only recently several lakhs of rupees worth of moveables including books