

(e) if so, the details thereof?

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION (KUMARI SELJA): (a) to (e) 'Land' and 'Colonisation' being State subjects, the primary responsibility for regulating/controlling the Real Estate Industry rests with the State Governments/Urban Local Bodies (ULBs)/Development Authorities under the provisions of respective State Town & Country Planning/Development Authority Acts.

In order to promote planned development of colonies and to protect consumer interest, the Ministry of Housing & Urban Poverty Alleviation in consultation with various stake holders drafted a Model Real Estate (Regulation of Development) Bill 20___ and the same was put on the website of the Ministry. Comments/suggestions on the draft bill were invited from public and other stakeholders including State Governments and Union Territory Administrations. Series of workshops with representatives of the State Governments and other stakeholders were held and the opinion of Ministry of Law & Justice was sought as to whether it would be appropriate for Parliament to legislate on the matter; and in keeping with its advice, the bill is now being redrafted as a Central legislation.

No time frame for its finalization can be assigned at this stage.

Right to shelter

†1812. SHRI JAI PRAKASH: Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether Government considers to start a national debate on solving the problem of shelter along with the justification of formulating "Right to Shelter" law keeping the basic needs of the human being *i.e.* food, cloth and shelter and seeking inclusion in the next Five Year Plan;

(b) if so, the details thereof; and

(c) if not, the reasons therefore?

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION (KUMARI SELJA): (a) to (c) The Ministry of Housing & Urban Poverty Alleviation is already seized of the challenge of housing shortage faced by this country in the urban housing sector. The National Urban Housing & Habitat Policy (NUHHP) 2007 aims at promoting sustainable development of habitat in the country with a view to ensuring equitable supply of land shelter and services at affordable prices to all sections of the society.

†Original notice of the question was received in Hindi.

However, 'land' and 'colonisation' being State subjects, it is for the State Governments to pursue the initiatives under the NUHHP: 2007 and no timeframe for facilitation of housing to all citizens can be assigned.

However, the Central Government is supporting the construction of housing for poor sections of the society in urban areas through various programmatic interventions namely;

- The Jawaharlal Nehru National Urban Renewal Mission (JNNURM), launched by the Government in the year 2005 supports provision of housing and basic services to urban poor in slums in 65 specified cities under the Sub Mission Basic Services to the Urban Poor (BSUP) and in other cities and towns under the Integrated Housing and Slum Development Programme (IHSDP). The schemes are demand driven and so far 16,12,503 Dwelling Units have been sanctioned for construction/upgradation in 936 cities/towns under BSUP & IHSDP components of JNNURM as on 12.07.2011.
- The Interest Subsidy Scheme for Housing the Urban Poor (ISHUP) provides for interest subsidy on housing loans to the Economically Weaker Sections (EWS) and Low Income Group (LIG) as part of credit-enablement measures and encourages those households to avail of loan facilities through Commercial Banks/Housing Finance Companies for the purposes of construction/acquisition of houses and avail 5% subsidy in interest payment for loans upto Rs. 1 lakh. The scheme aims to cover 3.10 lakh beneficiaries over the 11th Plan Period. Cumulatively, as on 03/08/2011, 7904 beneficiaries in Andhra Pradesh, Chhattisgarh, Karnataka, Madhya Pradesh, Maharashtra, Rajasthan and Tamil Nadu have been covered under the Scheme and a subsidy of Rs. 12.27 crore has been released.
- The scheme of Affordable Housing in Partnership seeks assembly of land for construction of affordable housing and provides Central Government assistance towards provision of internal and external infrastructure connectivity. The scheme which was launched in 2009 with an outlay of Rs. 5000 crores, seeks construction of 1 million houses for EWS/LIG/Middle Income Group (MIG) with at least 25% for EWS Category.
- A new scheme 'Rajiv Awas Yojana' (RAY) has been launched on 02.06.2011. The Scheme will provide financial assistance to States that are willing to assign property rights to slum dwellers for provision of decent shelter and basic civic and social services for slum redevelopment, and

for creation of affordable housing stock. Fifty percent (50 %) of the cost of provision of basic civic and social infrastructure and amenities and of housing, including rental housing, and transit housing for in-situ redevelopment - in slums would be borne by the Centre, including operation & maintenance of assets created under this scheme. For the North Eastern and Special Category States the share of the Centre would be 90% including the cost of land acquisition, if required.

A Technical Group constituted by the Ministry of Housing & Urban Poverty Alleviation to estimate housing shortage at the beginning of 11th Plan, has estimated housing shortage as on 2007 is 24.71 million dwelling units and it was also estimated that the Housing requirement during 11th Plan period (2007 - 2012) will be 26.53 million.

There is a requirement of an investment of Rs. 3,61,318 crores over the 11th Plan Period to meet the housing requirement which has now been revised to about Rs. 6,00,000 crores for both housing and basic infrastructure.

'Right to Shelter' law needs to be examined in the light of the position stated above and the mammoth investments that it calls for. However, programmatic interventions as stated above are being undertaken by the Ministry of Housing and Urban Poverty Alleviation.

Providing residential units to migrants in metro cities

†1813. SHRI BALAVANT ALIAS BAL APTE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether a large number of people migrate to Delhi and more than 80 per cent out of them are homeless;
- (b) if so, the details thereof;
- (c) the measures taken to provide sufficient residential units with appropriate infrastructure to them;
- (d) whether the tendency of migrating from other places and setting other metros including Chennai, Mumbai, Kolkata, Bangalore and Hyderabad has been assessed by the Government with respect to them; and
- (e) if so, the details thereof and the steps taken to provide sufficient residential infrastructure in the such cities?

†Original notice of the question was received in Hindi.