

projects for welfare of Urban Poor/Slum dwellers including those from Minority communities in identified cities/towns in their respective States/Union Territories under Basic Services to the Urban Poor (BSUP) and Integrated Housing and Slum Development Programme (IHSDP) components of Jawaharlal Nehru National Urban Renewal Mission (JNNURM) launched in December 2005 with cluster based approach for a period of 7 years upto March, 2012 (now extended till March 2014 for completion of ongoing sanctioned projects) and under Pilot Phase of Rajiv Awas Yojana (RAY) launched on 2.6.2011 with a 'whole- city' approach for planning and 'whole-slum' approach for execution of projects. RAY implementation phase is under consideration and RAY envisage intervention for "whole slum" and states/cities are required to give priority to slums for redevelopment with SC/ST/minority population.

**Construction of houses for economically weaker sections**

†1451. SHRI RAGHUNANDAN SHARMA: Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether Government has fixed any target for construction of houses for all including people from Scheduled Castes, Scheduled Tribes, Economically Weaker Sections and lower income groups in the Twelfth Five Year Plan;
- (b) if so, the details thereof State-wise alongwith financial assistance to be given;
- (c) the measures taken/being taken by Government in this regard; and
- (d) the details of required estimated housing units in the country by the year 2020, State-wise?

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION (DR. GIRIJA VYAS): (a) to (c) Housing being a State subject, targets have not been set for construction of houses as such, for all including people from Scheduled Castes (SCs), Scheduled Tribes (STs), Economically Weaker Sections (EWSs) and Lower Income Groups (LIGs) for the Twelfth Five Year Plan. However, the Government has planned for providing financial support to States/Union territories for construction/upgradation of 2 million houses alongwith related civic amenities in the Twelfth Five Year Plan through implementation of Rajiv Awas Yojana (RAY) and Rajiv Rinn Yojana (RRY) under capital/interest subsidy. In addition, the establishment of a

†Original notice of the question was received in Hindi.

Credit Risk Guarantee Fund, allowing External Commercial Borrowing for Affordable Housing, creation of an 'Urban Housing Fund', provision of lower interest loans for Affordable Housing by Housing and Urban Development Corporation (HUDCO) and concessions granted by the State Governments under their Affordable Housing programmes are some of the other measures in affordable housing.

(d) A Technical Group constituted by the Ministry of Housing and Urban Poverty Alleviation has estimated the housing shortage in urban areas in the beginning of Twelfth Five Year Plan as 18.78 million. The report has indicated that the Housing shortage during the period 2012-17 may not increase if the rate of growth in housing stock continues to be higher than the growth in number of Households in the Twelfth Five Year Plan, as was observed in the last decade.

#### **Shortage of houses in urban areas**

1452. SHRI NARESH AGRAWAL: Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether Government has taken note of the poor supply of houses and high cost of houses in urban areas; and

(b) whether Government plans to raise FAR limit in major cities to increase supply and reduce prices of houses and if so, the details of the same and if not, reasons therefor?

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION (DR. GIRIJA VYAS): (a) As per the Technical Committee constituted by this Ministry, there is an urban housing shortage of 18.78 million dwelling units in India at the beginning of 2012. Increased urbanisation coupled with rising prices of land has led to over 95 per cent of the urban housing shortage among economically weaker sections (EWS) and low income group (LIG).

(b) Determining Floor Area Ratio (FAR) limits is within the purview of respective State Governments/Urban Local Bodies. However, Affordable Housing Task Force (AHTF) set up by this Ministry had recommended enhancement of FAR for affordable housing projects wherever it is presently lower than 1.75. The report of the AHTF has been circulated to the States for formulation of appropriate policies and action plan.