

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.