

Urban Poor and the Viel of Silence

A Review of the Questions on Housing & Land related to Urban Poor raised in the 16th Lok Sabha – Session 2 and 232rd Rajya Sabha of Parliament



Issue 1

Housing and Land Parliamentary Watch – YUVA National Desk



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About Youth for Unity and Voluntary Action (YUVA) & YUVA Urban National Desk

Almost 30 years after its inception, YUVA Urban continues to focus on engagements with youth, women and children to protect and promote the rights of the urban poor to housing, basic services, education, livelihood, social security, and public participation. Over the years, YUVA Urban has implemented projects and interventions which ranged from action organization to creation of alternatives, from training and capacity building to formation of people's organizations and institutions, and research and policy work to lobbying and advocacy. YUVA Urban's endeavor to engage holistically on social issues accounts for its broad range of activities that span from action organization in communities to international solidarity action.

While the range of interventions become wider and broader over the years, the focus of YUVA Urban's programmes remain the same - enable vulnerable groups to access their rights and address human rights violations in the cities. YUVA Urban works to build linkages between the direct experiences of communities and the larger context of the cities, states and countries. YUVA Urban strengthens the capacities of communities to understand and respond effectively to the local development issues, and encourage new formations—such as community action groups and groups of women, youth and children—to engage in development.

National Desk of YUVA Urban in New Delhi has also been an extent of its intervention at the National level for Policy Research, Capacity Building and State level intervention on Housing & Land Rights for Urban Poor and Social Security for Informal Workers. Mumbai and Nagpur being the ground for direct community intervention, the National Desk is presently working in 7 States namely, Chhattisgarh, West Bengal, Bihar, Odisha, Jharkhand and Madhya Pradesh in collaboration with other State organizations. Beside this, we are regularly working on various urban issues along with organizations working on the same across the country.

In the past, the National Desk has worked on Status Report of Rajiv Awas Yojana which was also presented to Ms. Anita Agnihotri (Sec. of Ministry of Housing and Urban Poverty Alleviation). A Report on Status of Raipur Slums was done with the focus to understand the issues of slums in Raipur with the upcoming trend of urbanization in the newly labour capital of Chhattisgarh.

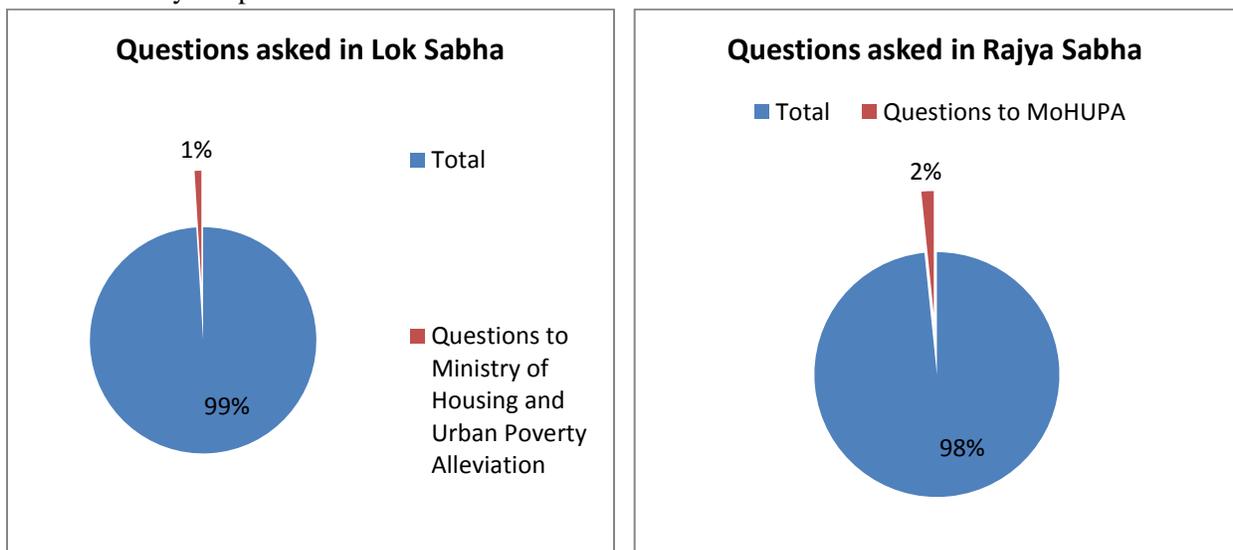
1. Introduction

About Housing and Land Parliamentary Watch

While working at the ground level on various issues along with different organizations, individuals and institutions, it was felt that just working at the ground level with the communities was not enough to empower them and there is a need to intervene at the policy level. The work with the communities was the basis to create public demand at the policy level both at the Central and State Level. Models were created at the community levels across different parts of the country and YUVA has directly been working on it in Mumbai. Simultaneously, Government's actions, decisions, policies and Acts have to be closely monitored in order to ensure that they are people centric and for their good. At present there is a huge need to establish and provide space to put forth people's needs, demands and rights. Thus, an effort was made to engage into political Discussions and debates.

This present booklet is also an effort to bring forth the issues related to urban poor in general raised in the forms of questions in Lok Sabha during the 2nd Session of 16th Lok Sabha spanning the period of 7th July to 14th August 2014. This also includes the questions raised in Rajya Sabha during its 232 session held during the same period. The detailed questions included in this booklet from the Lok Sabha and Rajya Sabha is Ministry as well as Housing & land for urban poor specific – Ministry of Housing and Urban Poverty Alleviation.

During these sessions, a total number of 7078 questions, both starred and unstarred were asked in the Lok Sabha. Out of this, only 69 questions were related to housing and land issues of urban poor. This if seen in percentage wise is less than 1 percent (0.97 percent). The same story was in Rajya Sabha where out of 4477 questions, both starred and unstarred, only 74 questions were asked on this issue. Here also it constitutes only 1.6 percent.



The above points toward the fact that there has been a veil of silence around the issues of urban poor in the Parliament. On one hand, the country is on the path of urbanization and this is clearly shown through the Census 2011 which states that 31% of Indian population lives in urban. Out of this also, 17.4% urban population lives in slums. This means that every 5th Indian in urban is a slum dweller which the silence around these issues are not well argued in the Parliament.

The cities are being transformed in such a way that they are becoming more exclusionary and forced demolitions and evictions are becoming order of the day. On one hand, the present government is promising Housing for All by 2020 but on the other hand, it is evacuating urban poor from the city spaces and pushing them towards the periphery of the city from where they not only lose their livelihood but also lose their democratic right. Stories of malnutrition, health issues, water and sanitation, etc. come from the slums. It was hoped that Parliamentarians as our representatives have raised these issues but the data and this reports indicates in the opposite direction.

By bringing out this report, we hope as well as believe that this will bring in awareness amongst general public about the silence and would motivate our Parliamentarians to address to issues of Housing and Land of urban poor.

In the pages that follow we have given a brief analysis of the questions that were asked in the Lok Sabha and Rajya Sabha and a gist of the same.

2. Brief Analysis of the concerned Questions and Answers in Lok Sabha:

- From, the above it can be seen that even after having the least number of questions on Housing and Land for urban poor, out of that also only 7 questions were answered orally and brought inside the Parliament.
- The questions which are mentioned above are on affordable housing for all Indian citizens, Housing dwellings units for minority groups (SC, ST & EWS), Slum Mapping, Illegal construction and Real estate.
- In context of provision of dwelling units for minority groups (SC, ST & EWS), the Government has said that there are no such provision. While we all understand the various caste dynamics that go on when under any housing scheme the people from various caste groups are put together with no social monitoring or facilitation.
- For the slum mapping though the Government has said that under Slum Free City Plan of Action (SFPCoA), the State government are supposed to do a detailed slum mapping by documenting its living condition and socio-economic details but our ground experience has tested that the surveys are not done in an authenticated manner. Thus raising the questions on its authentication is highly crucial.
- In regard to the issue of “illegal constructions”, the Central puts all the responsibility and accountability on the State Government. It has further said that, the State should deal with such illegal constructions strictly and has also developed 25 point Reform Agenda to tackle this problem. It emphasizes on the use of Geo-Spatial Technology to identify such constructions.
- The other questions which are not included in here were mainly related to schemes which provide housing to urban poor. To this there was mention of RAY, JNNURM, IHSDP, BSUP and AHP. In a question related to the various exploitations by real estates, the Government again puts the whole on the State. Though on the contrary, it says that the Government till now has not developed any timeframe for the implementation of the Real Estate (Regulation and Development) Bill, 2013.
- In regard to the question on green practices while building construction, though the Government has laid down number of provisions made to ensure sustainable construction but the reality speaks otherwise and we see huge violation of Environmental laws while construction.

Thus it can be concluded that though the provisions are made and laid down, thus the questions should have been more on ensuring its implementations and developing mechanism for its accountability.

3. Brief Analysis of the concerned Questions and Answers in Rajya Sabha:

Following the scenario in Lok Sabha, even Rajya Sabha had little questions on the urban Housing and Land. Out of the total questions, only 1.6 questions were related to the concerned department and out of that also, the answers given were not satisfactory.

- In one of the questions on urban poverty, the Planning Commission data was quoted to say that urban poverty has decreased from 25.7 percent in 2004-05 to 13.7 percent in 2011-12. This although can be very well contradicted with the increasing situation of unemployment and homelessness. As per Census 2011, the total number of Homeless people in urban areas of the country is 9, 38,348 comprised in 2, 56, 896 households. Even under this situation, the Govt. states that it still doesn't have any time-frame for providing shelters to the homeless.
- In one of the answers it was stated that as per NSSO survey in 2012, there are 33510 slums in India in which 8.8 million households are residing. Out of these, 5.6 million households are notified whereas 3.2 million households are still non-notified. We all know that it is these slums which continue to struggle everyday for decent living conditions. The average slum size is 263 households. As per Government data, there are 44.0 million people living in the slums of India.
- The most shocking and unacceptable part are the different figures for slum households in the various Government documents. As per the NSSO survey in 2012, the slum households are 8.8 million whereas as per Census 2011, this number is 13.7 million. The reason for difference of 4.9 million households as stated by the Ministry is because of the "difference in methodology"!!
- It further goes on stating that there is "acute" housing shortage of 18.78 million. The maximum shortage is in Uttar Pradesh (3.07 million) followed by Maharashtra (1.94), West Bengal (1.33), Andhra Pradesh (1.27), Tamil Nadu (1.25), Rajasthan (1.15) and then Madhya Pradesh (1.10).
- The reason for the low achievement of housing for slum dwellers is loaded on cost escalations, difficulty in relocating slums in case of in-situ development and lack of availability of "encumbrance" free land. We are yet to understand what does "encumbrance free land" means and who is in the authority to declare the same. How is "encumbrance free land" available for commercial purposes and not for housing of slum dwellers.
- A question was asked on reason for govt. leaving the issue of residential land on market behavior when most of its citizens are not able to procure house. The answer to this was given by saying that housing is a private good and is governed by market mechanism of demand and supply. If this is what the Govt. has to say and justify the power of market governed by few, then what can we expect for it to be fair and just in providing houses to urban poor.
- The Ministry is still silent on Housing Policy and has no plan for any Urban Housing Pricing Policy.

4. Conclusion

A bird eye's views of the proceedings of the Parliament in regard to raising of issues related to urban poor shows us that these issues are not being raised to the extent they should have been. Also the questions that have been raised have not been answered properly One example of this can be the question raised by Rajya Sabha member in regard to "whether it is possible to formulate a housing pricing policy", the Minister has responded that "the formulation of urban housing pricing policy is not under consideration". It can be seen that the question was not whether there is a housing pricing policy or not but can such a policy be formulated. But the learned Minister has responded to that aspect of the question that was never asked.

While the Census and the NSSO Reports tell us that the condition of urban poor is not very encouraging and in many aspects comparable to the conditions of urban poor, it was thought that the parliamentarians would have given appropriate time and raised the issues accordingly. But the small number of the questions that have been asked show us that they have still not taken the issues of urban poor with the gravity it should have been.

This takes us to a question, what is the mechanism of accountability within the systems of Parliament. On one hand we can see that there are frequent disruptions and on the other the functioning is not even proper. We all, those who are concerned with the issues of the urban poor take a task to our own that we will ask our respective parliamentarians to be our voice in the halls of Parliament. Otherwise such an integral part of the debates and dialogues will be lost.

At the same time few very important questions have been asked and responded, we all need to take the information that has been provided to the people. Also a debate needs to be raised at all the possible forums when the government lists the number of initiatives that it is taking to solve the issues of the urban poor and self congratulates it while in reality that is not the case so. The information that has been provided needs to be cross checked also and verified at the basis of the ground reality. This is the task we all collectively only can accomplish.

ANNEXURE 1

Question related to Land and Housing Asked in 16th Lok Sabha Session - 2

Starred Questions: These are those questions which are answered in the Parliament Session orally. In total 7 such questions were answered by the concerned Ministry orally during the 16th Lok Sabha Session 2.

Unstarred Questions: These are those types of questions which are answered through a written reply. Out of the total, 62 such types were answered by writing.

Few of the important questions related to the issue have been included in the Annexure of this booklet. The others can be viewed in the official website of Lok Sabha (www.loksabha.nic.in)

STARRED QUESTION NO 407

ANSWERED ON 06.08.2014

HOUSES DWELLING UNITS FOR SCS STS EWSS

407 . Puttaraju Shri C.S.

Lokhande Shri Sadashiv Kisan

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:-

- (a) whether the targets fixed for the construction of houses/dwelling units for the Scheduled Castes, Scheduled Tribes and Economically Weaker Sections during the Eleventh Five Year Plan under various schemes run by the Government have been met;**
- (b) if so, the details thereof scheme/State/ UT-wise along with the funds allocated/ utilised for the purpose;**
- (c) whether the Government has fixed any target for construction of houses/ dwelling units for persons belonging to the said categories during the 12th Five Year Plan period;**
- (d) if so, the details thereof and the houses/dwelling units constructed so far, scheme/State/UT-wise; and**
- (e) the funds allocated, released and utilised for the said purpose, so far, State/ UT-wise?**

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 407 TO BE ANSWERED ON 6TH AUGUST 2014 REGARDING HOUSES/DWELLING UNITS FOR SCS/ STS/ EWSS

(a) to (e): There is no specific target fixed for the construction of houses/dwelling units for the Schedule Caste, Schedule Tribe and Economically Weaker Sections under different programmes of this Ministry. However, under BSUP and IHSDP components of Jawaharlal Nehru National Urban Renewal Mission (JNNURM), in XIth Five Year Plan and under RAY in XIIth Five Year Plan, Government of India provides support for rehabilitation of slums and

housing for urban poor including SCs, STs and EWS. Slum Rehabilitation Projects under RAY are taken on whole slum basis. Selection of beneficiaries, slums and city is done by respective State Government. RAY guidelines also stipulate that cities / UAs with pre-dominance of SC/ST/Minority population/other vulnerable sections of the society may be accorded priority.

Under JNNURM 14, 42,187 houses were sanctioned, out of which 8, 26,263 have been completed and 3, 66,317 are under progress. Under RAY 1, 21,152 houses were sanctioned, of which 1,154 have been completed. Under AHP 20,472 houses were sanctioned of which 3,466 have been completed. State/ UT- wise details of funds sanctioned and released during the 11th Plan and 12th Plan period under JNNURM / RAY / AHP schemes and progress made are at Annexure-I and Annexure-II respectively.

UNSTARRED QUESTION NO 267

ANSWERED ON 09.07.2014

IMPROVEMENT IN SLUM ENVIRONMENT

267 . Patel Smt. Jayshreeben

Will the Minister of **HOUSING AND URBAN
POVERTY ALLEVIATION** be pleased to state:-

- (a) the details of the projects being run at present with foreign assistance for improving the environment in urban slum areas of the country;
- (b) the details of projects where work has not been started so far; and
- (c) the steps proposed to be taken by the Government for ensuring uniform distribution of the foreign assistance received for the purpose throughout the country?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

- (a) & (b): As reported by Department of Economic Affairs, all the projects being implemented with foreign assistance in the country including in the area for improving the environment in urban slum areas are at Annexure I.
- (c): External Assistance Programme is a continuous ongoing programme managed by Department of Economic Affairs (DEA) through a well-established procedure in which States participate. The allocation of foreign assistance is reported to be demand driven and is subject to the borrowing capacity of the State

UNSTARRED QUESTION NO 871

ANSWERED ON 16.07.2014

BASIC FACILITIES FOR SLUM DWELLERS

871 . Nimmala Shri Kristappa

Patil Shri A.T. (Nana)

Ram Mohan Naidu Shri Kinjarapu

Kumar Shri Kaushalendra

Will the Minister of **HOUSING AND URBAN
POVERTY ALLEVIATION** be pleased to state:-

- (a) whether a large percentage of slum population in the country lives without access to basic facilities/amenities including clean drinking water, toilets, sewage disposal, etc and if so, the details thereof;
- (b) the number of households living in slums, city and State/UT-wise and the number of such households without basic facilities along with the number of Scheduled Castes/Scheduled Tribes households, State/UT-wise;
- (c) the details of the schemes/programmes run by the Government to provide basic facilities/amenities to the slum dwellers; and
- (d) the details of the funds allocated for the purpose and the targets fixed and achieved as a result thereof during each of the last three years and the current year, city, State/UT-wise?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) : As per "Census 2011, main amenities available in the slum areas are as under:

66% households are having latrine facility within the premises. 34% households have no latrine facility.

More than 90% slum households use electricity as main source of lighting.

74% households use tap water, 3% well water, 20.3% hand pump/tube well and 2.8% use other source of drinking water.

67% slum households have a bathroom, 15% have enclosures for bathing without roof and 19% slum households have no bathroom.

(b) : The State/UT wise detailed information is in Annexure I, II, III, IV and V. Information on amenities for Scheduled Caste and Scheduled Tribe in slums is not published in Census 2011.

(c) : Government, at present, is implementing Rajiv Awas Yojana (RAY), as a Centrally Sponsored Scheme, for providing houses alongwith basic civil and social infrastructure for slum dwellers and urban poor. Under the Scheme, Government provides central assistance to the extent of 50% to 75% with cost upper ceilings depending upon size of City and 80% assistance is provided for Cities in North-Eastern States and Special Category States. A total of 1,20,912 houses have been sanctioned, of which 1,154 houses have been completed, 19 out of 35 Slum Free City Plan of Action (SFCPoA) received from 13 States have been accepted by this Ministry.

Government has also extended the period of Basic Services to the Urban Poor (BSUP) and integrated Housing and Slum Development Programme (IHSDP) components of Jawaharlal Nehru National Urban Renewal Mission (JNNURM) for completing the ongoing works sanctioned till March 2012. 8,15,786 houses have been completed out of 14,42,187 sanctioned houses till now.

(d): The details are at Annexure-VI.

UNSTARRED QUESTION NO 277
ANSWERED ON 09.07.2014
PUCCA HOUSES

277 . Mahadik Shri Dhananjay Bhimrao

Satav Shri Rajeev Shankarrao
Sule Smt. Supriya Sadanand

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:-

- (a) whether the Government has set the target of providing pucca houses to all the citizens by 2022;
- (b) if so, the details thereof along with the funds required and provided during the 12th Plan for the purpose;
- (c) whether the Government proposes to consider Public Private Partnership in this sector and explore corporate social responsibility to build such houses;
- (d) if so, the details thereof; and
- (e) the steps taken/being taken by the Government in this regard?

ANSWER

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION (SHRI M.VENKAIAH NAIDU)

(a): Yes Madam. The Government has set the target of providing pucca houses to all by 2022 as announced in the President's Address to Joint Session of both the Houses of Parliament on 9th June, 2014.

(b) to (e): A Technical Committee constituted by the Ministry of Housing & Urban Poverty Alleviation (HUPA) estimated housing shortage in the year 2012 at 18.7 million.

An outlay of Rs. 35,810 crores is presently available for 12th Five Year Plan for this purpose including committed liabilities under the ongoing Schemes.

Government, at present, is holding consultations with various stakeholders including State Governments, industry associations etc. for this purpose.

Ministry of Rural Development has informed that assistance for housing in the rural areas is provided through Indra Awas Yojana (IAY). Unit assistance of Rs. 70,000/- in plain areas and Rs. 75,000/- in Hilly/difficult/IAP districts is provided to identified BPL families for construction of a house. The approved outlay during 12th Five Year Plan for the Scheme is Rs. 59,585 crore. Out of which Rs. 22,259 crore were received during the last two years i.e. 2012-13 and 2013-14. Outlay for the Scheme during current financial 2014-15 is Rs. 16,000 crore. At present no other proposal is under consideration in respect of rural housing.

STARRED QUESTION NO 306
ANSWERED ON 30.07.2014
ILLEGAL CONSTRUCTIONS

306 . Charitra Shri Ram

Boianapalli Shri Vinod
Kumar

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:-

- (a) whether the Government has taken note of illegal construction of buildings and resultant casualties, in the recent past and if so, the details thereof;
- (b) whether the Government has drawn up a 25-point agenda to tackle the problem of illegal constructions and demolition of buildings and to fix accountabilities among officers involved in urban development and housing;
- (c) if so, the details of the said agenda along with the response of the States thereto;
- (d) whether the Government has any proposal to support/assist States in adopting modern technology including satellite imagery to check illegal constructions in urban areas and if so, the details thereof and if not, the reasons therefor; and
- (e) whether any mechanism has been put in place for coordinating the efforts of the urban local bodies, States and the Government to curb illegal constructions to avoid tragedies due to building collapses and if so, the details thereof?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 306 FOR 30.07.2014 REGARDING ILLEGAL CONSTRUCTIONS

(a) & (b): Yes, Madam. But, 'Land' and 'Colonisation' being State subjects as per Constitution of India, it is the primary responsibility of the State Governments to take action for illegal constructions. However, illegal construction is a matter of serious concern and the Housing and Urban Development Ministers of the States were strongly exhorted to check illegal constructions and fix accountability of the officers/officials concerned, during the course of the Conclave of Housing and Urban Development Ministers held at New Delhi on 3rd July, 2014. The Government has proposed a 25-point Reform Agenda of which the aforesaid issue of illegal construction and accountability is one.

(c): The Government of India and State Governments aim to implement the 25-point Reform Agenda, as enclosed as annexure – A.

(d): The Ministry assists State Governments in using the Geo-Spatial Technologies, especially to interpret satellite images, which can be helpful in monitoring the illegal constructions. The use of Bhuvan, to explore and discover virtual earth in 2D / 3D space on Indian region, by National Urban Information System (NUIS-BHUVAN) has also been introduced through State level training programmes.

(e): Local Government being a State subject, the monitoring and curbing of illegal construction comes within the purview of the State Governments, including their Municipal Authorities and Urban Development Authorities.

UNSTARRED QUESTION NO 2831

ANSWERED ON 30.07.2014

RESERVATION OF LAND FOR HOUSING PROJECTS

2831 . Jadhav Shri Prataprao Ganpatrao

**Khair Shri Chandrakant
Bhaurao**

Will the Minister of **HOUSING AND URBAN
POVERTY ALLEVIATION** be pleased to state:-

(a) whether a certain percentage of land are to be reserved by the States/private developers for Economically Weaker Sections (EWSs) and Lower Income Groups (LIGs);

(b) if so, the details thereof;

(c) whether the Government has issued any advice to the States/private developers in this regard and if so, the details thereof;

(d) whether some of the States/private developers have raised any objection in this regard and if so, the details thereof, State-wise and the reasons therefor; and

(e) the action taken/being taken by the Government in this regard?

ANSWER

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION [SHRI M.VENKAIAH NAIDU]

(a) to (c): Yes, Madam. The Scheme of Jawaharlal Nehru National Renewal Mission (JNNURM) - Basic Services to the Urban Poor (BSUP) & Integrated Housing & Slum Development Programme (IHSDP) components – mandated reservation of 20-25% of developed

land for EWS/LIG category. Scheme of Rajiv Awas Yojana (RAY) mandates earmarking of 15% of FAR/FSI or 35% of dwelling units for EWS/LIG category.

(d) & (e): Most States have reportedly implemented reforms as mandated. There is provision of withholding 10% of Central Share in case of BSUP & IHSDP and 20 % under RAY if reforms are not implemented. States where Central Share has been withheld due to reforms not yet implemented are Madhya Pradesh, Karnataka, Kerala, Assam and Delhi.

UNSTARRED QUESTION NO 2892

ANSWERED ON 30.07.2014

REHABILITATION OF SLUM DWELLERS

2892 . Shanavas Shri M. I.

**Jadhav Shri Prataprao
Ganpatrao**

**Khaire Shri Chandrakant
Bhaurao**

**Chavan Shri Harishchandra
Deoram**

Will the Minister of **HOUSING AND URBAN
POVERTY ALLEVIATION** be pleased to state:-

(a) the estimated number of slum households in the urban areas of the country as per the latest survey conducted by National Sample Survey Organisation (NSSO) and Census 2011 released by the Registrar General of India (RGI);

(b) whether the estimated population of slum households notified by NSSO vary from the data released by RGI, if so, the details thereof and the reasons therefor;

(c) the total number of slum households/dwellers rehabilitated during each of the last three years and the current year under the various central schemes, city-wise;

(d) whether the Government has evaluated the impact of poor conditions of slum dwellers on socio-economic development of the country and if so, the details thereof and if not, the reasons therefor; and

(e) the remedial measures taken/being taken by the Government for their rehabilitation including assistance to alternate jobs for the slum dwellers?

ANSWER

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION [SHRI M.VENKAIAH NAIDU]

(a): As per the 69th Round Report of NSSO, the number of slum Households (HHs) has been estimated at 8809007 (8.81 million). As per the Census 2011, the number of urban slum HHs is 13.9 million.

(b): Yes, Madam. The difference between the data published by RGI and NSSO may primarily be attributed to the difference in Methodology. The Census data on slum is based on complete enumeration and NSSO's estimate on slum data is based on sample survey and estimation.

(c): Scheme-wise, City-wise details are annexed at Annexure-I, II & III respectively.

(d): No, Madam.

(e): Government, under its present Schemes, provides support to States for providing houses alongwith basic civil and social infrastructure for slum dwellers and urban poor.

Government provides an interest subvention of 5% on loans upto Rs. 5 lakh and Rs. 8 lakh availed by Economically Weaker Sections (EWS) and Low Income Group (LIG) categories respectively to construct their houses though interest subvention is available upto Rs. 5 lakh only in case of loan of more than Rs. 5 lakhs availed by LIG category.

Under the National Urban Livelihoods Mission (NULM), Government provides support for livelihood.

Further, the Government has set the target of providing pucca houses to all by 2022 as announced in the President's Address to Joint Session of both the Houses of Parliament on 9th June, 2014. Government is holding consultations with various stakeholders for this purpose.

ANNEXURE

LOK SABHA

UNSTARRED QUESTION NO 1996

ANSWERED ON 23.07.2014

REHABILITATION OF SLUM DWELLERS

1996 Nete Shri Ashok Mahadeorao

Will the Minister of HOUSING AND URBAN
POVERTY ALLEVIATION be pleased to state:-

(a) whether the Union Government has received any proposal from the State Government of Maharashtra regarding rehabilitation of slum dwellers on Central Government lands;

(b) if so, the details thereof;

(c) the latest status of the said proposal; and

(d) the time by which the said proposal is likely to be finalised along with the reasons of delay therein?

ANSWER

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION [SHRI M.VENKAIAH NAIDU]

(a) & (b): Yes, Madam. The Government of Maharashtra had requested the Government of India to evolve a common policy for rehabilitation of slums on the land owned by the Union Government and its public undertakings.

(c) & (d): The Government of India under Rajiv Awas Yojana (RAY) provides financial support for redevelopment/rehabilitation of slums on lands of Central Government/Central Government Undertakings/Autonomous Bodies created under Act of Parliament.

UNSTARRED QUESTION NO 4015

ANSWERED ON 06.08.2014

URBAN POVERTY

4015 . Singh Shri Bhola

Sampath Shri Anirudhan

Chinnaraj Shri Gopalakrishnan

Will the Minister of HOUSING AND URBAN
POVERTY ALLEVIATION be pleased to state:-

(a) whether poverty rate in urban areas has increased over the years as per the estimates of Planning Commission;

(b) if so, the details thereof including the number of people living below poverty line as per the latest estimates in this regard, city and State-wise and the reasons therefor;

(c) whether the World Bank has suggested several measures to reduce urban poverty in the country;

(d) if so, the details thereof along with the reaction of the Government thereto; and

(e) the effective steps taken/being taken by the Government in this regard?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) & (b): As per the poverty estimates released by the Planning Commission, the percentage of population below poverty line in urban areas has declined from 25.7 percent in 2004-05 to 13.7 percent in 2011-12.

(c) & (d): Ministry of Housing & Urban Poverty Alleviation has not received any suggestion from the World Bank regarding urban poverty.

(e): The Ministry of Housing and Urban Poverty Alleviation has been implementing a Centrally Sponsored Scheme Swarna Jayanti Shahari Rozgar Yojana (SJSRY) which has been restructured into National Urban Livelihoods Mission (NULM) since September, 2013. It aims at organizing urban poor in self help groups, imparting skill training to urban poor for self and wage employment and helping them to set up self-employment venture by providing credit on subsidized rate of interest. In addition, shelters for urban homeless and infrastructure for street vendors can also be taken up under this Mission.

UNSTARRED QUESTION NO 4020

ANSWERED ON 06.08.2014

SURVEY ON SLUMS

4020 . P. Shri Nagarajan

Chautala Shri Dushyant

Reddy Shri Ch. Malla

Will the Minister of **HOUSING AND URBAN POVERTY ALLEVIATION** be pleased to state:-

(a) whether there has been an increase in the population of the slums in the country and if so, the details thereof, State-wise and the reasons therefor;

(b) whether the Union Government has initiated the process of preparing/having a data-base of slums in the country and assisting the State Governments in conducting such surveys;

(c) if so, the details thereof and the funds released and utilised by States for the purpose, State-wise; and

(d) the names of the States which have initiated slum surveys and submitted their reports to the Union Government?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a): As per the Census figures released by Office of Registrar General & Census Commissioner, the slum population in the country has increased from 5,23,71589 in 2001 to 6,54,94,604 in 2011 Census.

Important reasons for growth of slums are increasing urbanization, migration leading to increase in urban poor populations, limited availability of affordable houses and limited access to housing loan for urban poor.

State wise details of slum population for the Census 2001 and 2011 is at Annexure-I.

(b): Yes, Madam.

(c) & (d): Ministry is assisting State/UT Governments for conducting survey of slums under existing schemes; in XIth Plan under Urban Statistics for HR and Assessment and in XIIth Plan under Rajiv Awas Yojana as part of preparation of Slum Free City Plan of Action. State/UT-wise details are Annexed.

ANNEXURE

UNSTARRED QUESTION NO 1939

ANSWERED ON 23.07.2014

REFORMS IN REALTY SECTOR

1939 . Sreeramulu Shri B.

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:-

- (a) whether the Government proposes any policy reforms to encourage the realty sector ; and
(b) if so the details thereof and the action taken / being by the Government in this regard ?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) & (b): Yes, Madam. The Government proposes policy reforms to encourage the realty sector through the Real Estate (Regulation and Development) Bill, 2013. The Bill aims to bring professionalism and accountability in the realty sector, apart from protecting the interests of the consumers.

In the Union Budget 2014-15, the Government has proposed Low Cost Housing Fund with a corpus of Rs. 4,000 crores for lending to the Economically Weaker Section (EWS) and Low Income Group (LIG) segments of the Urban Poor along with Rural Housing Fund with a corpus of Rs. 8000 crores. Government has also proposed to increase exemption limit under section 80C from Rs 1 lakh to Rs 1.5 lakh for savings and under section 24B from Rs 1.5 lakh to Rs 2 lakh for interest on housing loans.

STARRED QUESTION NO 51

ANSWERED ON 09.07.2014

REGULATION OF REAL ESTATE

51 . Ahmed Shri Sultan

Will the Minister of **HOUSING AND URBAN POVERTY ALLEVIATION** be pleased to state:-

- (a) whether the Government has taken note of various forms of exploitations indulged in by some of the Real Estate Sector players like fleecing of consumers by the builders and developers, if so, the details thereof;
(b) whether the Government proposes to formulate a new policy to regulate the Real Estate Sector in the country;
(c) if so, the details thereof and the steps taken by the Government in this regard; and
(d) the time by which the new policy is likely to be implemented?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI M. VENKAIAH NAIDU)

(a) to (d): A Statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 51 FOR 09.07.2014 REGARDING REGULATION OF REAL ESTATE

(a): 'Land' and 'Colonisation' being State subjects, it is the primary responsibility of State Governments to take note of the various issues of real estate sector and resolve them. Accordingly, this Ministry forwards the petitions / grievances to concerned State Government for taking necessary action.

(b) to (d): In order to regulate the transactions/contracts entered into between the developer and the buyer and to provide a uniform regulatory environment, this Ministry has drafted the Real Estate (Regulation and Development) Bill, 2013 in consultation with all stakeholders. The Bill aims to protect consumer interests, promote timely completion of projects, help speedy adjudication of disputes and ensure orderly growth of the real estate sector. The Bill was introduced in Rajya Sabha on 14th August, 2013. Subsequently, it was referred to Parliamentary Standing Committee by the Parliament. Parliamentary Standing Committee has submitted its report to the Parliament in February, 2014.

No time frame for implementation of the above Bill can be assigned at this juncture.

ANNEXURE 2

Questions Raised in the 232nd Session of Rajya Sabha

In total, 4477 questions were asked in the 232 session of Rajya Sabha. Out of these, 74 questions which constitute only 1.6 percent were addressed to the Ministry of Housing and Urban Poverty Alleviation. Further to this, 7 questions were orally answered while the rest 39 were responded in written.

Few of the important questions asked in the Rajya Sabha are included in the Annexure of this report.

RAJYA SABHA
QUESTION NO 3883
ANSWERED ON 14.08.2014

Urban housing pricing policy

3883 DR. BHALCHANDRA MUNGEKAR

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state :-

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether it is possible to formulate urban housing pricing policy; and

(b) if so, the details of the policy; if not, the reasons therefor?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

(SHRI M. VENKAIAH NAIDU)

(a) & (b): Formulation of Urban Housing Pricing Policy is not under consideration at present.

RAJYA SABHA
QUESTION NO 337
ANSWERED ON 31.07.2014

Slum free India

337 SHRI PYARIMOHAN MOHAPATRA

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state :-

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) the progress achieved in housing for slum dwellers between 2009-2014 against the announcement of the then Government to create a slum free India in five years;

(b) the reasons for low achievement; and

(c) the steps proposed or taken for achieving the objective or any revised target?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

(SHRI M. VENKAIAH NAIDU)

(a) to (c): A Statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 337 TO BE ANSWERED ON 31ST JULY 2014 REGARDING SLUM FREE INDIA

(a) : A total of 1515 projects with a total project cost of Rs. 37,479.94 crores and Central Share of Rs. 20,174.58 crores have been approved for construction/up gradation of total 14,42,187 dwelling units (DUs) under Jawaharlal Nehru National Urban Renewal Mission(JNNURM), out of which 826263 have been completed.

A total of 166 projects with a total project cost of Rs. 6472.06 crores involving Central Share of Rs. 3531.18 crores have been approved for construction of total 1,20,912 dwelling units (DUs) under Rajiv Awas Yojana (RAY), out of which 1154 have been completed.

Under Affordable Housing in Partnership(AHP), a total of 18 projects for construction of 20,472 DUs have been sanctioned, out of which 3466 have been completed.

(b): Implementation phase of RAY was approved in September, 2013.

Under JNNURM, important reasons for low achievements are cost escalations, difficulties in making slum residents temporarily relocate in the case of in situ projects and lack of availability of encumbrance free land.

(c) : Government has set the target for providing pucca houses to all by 2022 as announced in the President's address to Joint Session of both the Houses of Parliament on 9th June 2014. Government, at present, is holding consultation with various stakeholders for this purpose.

RAJYA SABHA
QUESTION NO 2363
ANSWERED ON 31.07.2014

Central Governments role in providing affordable housing to urban lower middle class

2363

SHRI VIVEK GUPTA

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to satate :-

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether rates of residential land in urban areas are totally governed by “market mechanism of demand/supply”;

(b) if so, the reasons for Government to leave a topic of such great concern on market behavior when most of the urban lower middle class is not being able to buy a house of their own thereof;

(c) the major reasons for the rapid increase in the rates of residential land in urban areas in the last eight years; and

(d) the steps taken by Government to ensure affordable housing in urban areas with minimum civic amenities in the last five years ?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

(SHRI M. VENKAIAH NAIDU)

(a) & (b): Yes, Sir. Rates of residential lands in urban areas are governed by market mechanism of demand/supply as housing is a private good.

(c): Increased migration and natural growth has added to the population pressure in urban areas. However, availability of land has not been commensurate with this population growth. In addition, inflation has also added to the increase in rates of residential land in the past.

(d): "Land" and "Colonisation" are State subjects as per Constitution of India and it is the primary responsibility of States to provide the affordable houses to the poor. However, the Government of India has also undertaken a number of schemes like Jawaharlal Nehru National Urban Renewal Mission (JNNURM) { with sub-components - Basic Services to the Urban Poor (BSUP) and Integrated Housing and Slum Development Programme (IHSDP) }, Rajiv Awas Yojana (RAY), Affordable Housing in Partnership (AHP) and Interest Subsidy for Housing the Urban Poor (ISHUP) / Rajiv Rinn Yojana (RRY) along with a number of incentives like Foreign Direct Investment (FDI) and External Commercial Borrowing (ECB) for housing, tax rebates under sections 35AD, 80IB (10) of Income Tax Act, exemptions from service tax in certain projects sanctioned by the Government, permission for issue of Tax - free bonds, constitution of a Credit Risk Guarantee Fund etc., for provision of affordable housing for poor.

RAJYA SABHA
QUESTION NO 1741
ANSWERED ON 24.07.2014

New Housing Policy

1741

Shri Mohammed Aadeeb

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to satate :-

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether Government proposes to chalk out new Housing Policy, the details thereof; and
(b) by when this policy will be implemented ?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

(SHRI M. VENKAIAH NAIDU)

(a): No, Sir. At present, the Government does not propose to chalk out new Housing Policy.

(b) : Does not arise.

RAJYA SABHA
QUESTION NO 967
ANSWERED ON 17.07.2014

Homeless people in the country

967

SHRI BAISHNAB PARIDA

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state :-

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) the number of homeless people in urban areas in the country;
- (b) whether it is a fact that around 150,000 homeless permanently live in Delhi alone, and the action plan of Government to address this grim issue;
- (c) how far has it been addressed in under-developed States i.e. Odisha, Jharkhand, Chattisgarh etc.; and
- (d) the time-frame within which all such urban homeless are proposed to be provided with shelter?

ANSWER

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION

[SHRI M. VENKAIAH NAIDU]

(a): As per Census-2011, the total number of Homeless people in urban areas of the country is 9,38,348 comprised in 2,56,896 households.

(b) & (c): A total number of 46,724 Houseless persons, comprised in 23,078 households are in NCT of Delhi as per Census of India, 2011. 'Land' and 'Colonization' are State subjects, therefore, it is the primary responsibility of State Governments to implement appropriate schemes for the houseless.

However, in order to complement and supplement the efforts of the State Governments, this Ministry is implementing various schemes viz., Jawaharlal Nehru National Urban Renewal Mission (JNNURM), Rajiv Awas Yojana (RAY) and Affordable Housing in Partnership (AHP) and under these schemes 16,280 dwelling units out of 40,064 sanctioned units have been completed in the State of Chhattisgarh. In Jharkhand 3,962 dwelling units out of 25,881 sanctioned units and in the State of Odisha 8,963 dwelling units out of 24,879 sanctioned dwelling units have been completed. Ministry of Housing & Urban Poverty Alleviation has introduced a new scheme namely 'Shelter for Urban Homeless (SUH)' to provide permanent shelters with basic facilities to urban homeless as a component of the National Urban Livelihoods Mission (NULM) during the 12th Five Year Plan period. This scheme is being implemented throughout the country including the States of Orissa, Jharkhand & Chhattisgarh.

(d): Provision of Shelter for urban homeless is a continuous process, and no time-frame can be fixed.