

tions, that a standard rent has to be paid.

**Shri Harish Chandra Mathur:** In the statement which has been laid before the House the legal position has been stated. But, is the hon. Minister not aware that in spite of their efforts and assurances to this House for the last four years, the rents have been rising all the time? I do not mind the rich robbing the rich, another rich. But may I know what they are doing about the middle and the lower middle classes, whether they have been able to take any concrete steps; and may we have any specific assurance that something will be done?

**Shri Datar:** The concrete step is the passage of the Rent Control Act and the establishment of a number of officers as Rent Controllers. On the other hand the fact also remains that the construction of buildings through private agencies has also to be encouraged, because only thereby this problem will be eased to a certain extent. So far as the Rent Control Act is concerned, certain periods of, what is known as, rent holidays have been given, namely for five years the agreed rent might continue. But in all other cases, may I point out that the standard rent has to be fixed by the Rent Controller. And I have seen that there are a number of cases where the tenants have approached the Rent Controller for the fixation of standard rent.

**Shri Subodh Hansda:** The hon. Minister stated just now that the tenants have approached the Rent Controllers for charging more than the standard rent. May I know how many cases have gone to the court for relief in this direction?

**Shri Datar:** I have got the figures here with me. I gave the figures in answer to a question in this House. . .

**Mr. Speaker:** If it has already been given it need not be repeated.

**Shri Datar:** Only one figure, Sir. The number of cases filed by tenants

for fixing standard rent was 204 in 1961.

**Shrimati Savitri Nigam:** May I know if the hon. Minister is aware that in spite of the Rent Control Act, a number of people have not been able to get their houses vacated in spite of the decisions of the court?

**Shri Datar:** There are also provisions in the said Act for preventing eviction by the landlords.

**श्री म० ला० द्विवेदी :** क्या मंत्री महोदय को मालूम है कि मकानमालिक लोग किराया ज्यादा वसूल करने के साथ साथ किरायेदारों से दुकानों और मकानों के लिए कई कई हजार रुपया बतौर पगड़ी के मांगते हैं, यदि हां, तो उस को नीची करने के लिए या इस पगड़ी को बन्द करने के लिए क्या किया जा रहा है ?

**Shri Datar:** To ask for *pugree* or for higher rent is not only an infraction of the civil law but is also an offence against the penal provisions.

**अध्यक्ष महोदय :** पगड़ी उतारने के लिए गर्नमेंट क्या करे ।

**Shri Heda:** In reply to part (c) of the question the hon. Minister has stated that there is no agency through which the position regarding rents actually charged by the landlords from year to year can be ascertained. If that is so, how do the Government know about the gravity of the situation? How do they assess the situation at all?

**Shri Datar:** That is what exactly I said. It is difficult, it is not possible to know exactly where extravagant rents are paid. The tenants themselves do not come forward to give this information.

**Mr. Speaker:** Next question.

**Experiments regarding turning heat into Electricity**

\*744. **Shri Raghunath Singh:** Will the Minister of Scientific Research

and Cultural Affairs be pleased to state:

(a) whether it is a fact that experiment for turning heat into electricity has succeeded in U.S.A. and a giant magneto-hydrodynamic generator is under construction; and

(b) if so, whether India will take advantage of the new invention as it has abundant heat resources?

**The Minister of Scientific Research and Cultural Affairs (Shri Humayun Kabir):** (a) Yes, Sir, experiments on the generation of power by the Magneto-hydrodynamic principle are in progress in the U.S.A. and other countries. Devices set up so far are experimental.

(b) Heat sources in India are in the nature of solar heat which is not suitable for generation of power by this method. In any case, it is too early for us to think in terms of using this technique as it is still in an experimental stage.

**श्री रघुनाथ सिंह :** हिन्दुस्तान में अभी यह सम्भव नहीं है तो क्या अमरीका में जो ऐक्सपेरिमेंट्स हो रहे हैं उन को जानने के वास्ते हिन्दुस्तान से आप कोई साइंटिस्ट्स भेजेंगे ?

**श्री हुमायून कबिर :** इस को जानने के लिए अभी भेजने का कोई सवाल नहीं है लेकिन जो हमारे साइंटिस्ट्स वहां जाते हैं वे इस की जरूर खबर करेंगे ।

**Shri D. C. Sharma:** Some time back, we had a solar cooker manufactured. May I know what happened to that experiment?

**An Hon. Member:** It was a grand failure.

**Shri D.C. Sharma:** May I know what happened to that experiment and how that experiment was carried out in India when the hon. Minister says that there are not many sources available for this kind of experiment?

**Mr. Speaker:** Was that connected with the turning of heat into electricity?

**Shri Humayun Kabir:** No.

**Mr. Speaker:** That does not arise.

**श्री विश्वाम प्रसाद :** अभी माननीय मंत्री जी ने कहा था कि और मुल्कों (यू० एस० ए०) में जो ऐक्सपेरिमेंट हुए हैं और बिजली जैनरेट हुई है वह दूसरी हीट है तो क्या मंत्री जी बताने की कृपा करेंगे कि हमारे यहां सोलर हीट से कोई जैनरेशन या बिजली पैदा की जा सकती है ?

**श्री हुमायून कबिर :** म ने अभी बतलाया कि अमरीका में सोलर इनर्जी से यह ऐक्सपेरिमेंट नहीं हो रहे हैं । हमारे यहां सोलर इनर्जी जिसको कि हम इस्तेमाल करने की कोशिश कर रहे हैं अभी थोड़ा काम हुआ है । एक खास सोलर इनर्जी डिवाजन अभी बनाया गया है लेकिन कुर्कस की तरफ हमारा इतना ज्यादा खयाल नहीं है । जितना अभी तक काम हुआ है उससे पानी गरम किया जा सकता है, म चा ते हैं कि ऐयरकंडीशनिंग और रेफ्रिजरेशन भी हो सके । यह ऐक्सपेरिमेंट हो रहे हैं । यह अगर सफल हो गये तो कुछ उम्मीद है । लेकिन जो एलेक्ट्रिसिटी बननी है और जिसको अभी तीन मुल्कों यू० एस० ए०, यू० एस० एस० आर० और यू० के० में चर्चा हो है रही और ऐक्सपेरिमेंट्स हो रहे हैं, उस पर खर्चा भी बहुत ज्यादा है और उस में २५०० से ३००० सेंटीग्रेड हीट में काम करना पड़ता है । यह सोलर इनर्जी से नहीं बनती है ।

**Oil Refinery, Calcutta**

\*746. **Shri Indrajit Gupta:** Will the Minister of Mines and Fuel be pleased to state:

(a) whether Government's experts have recommended establishment of a public sector oil refinery in Calcutta; and

(b) if so, whether Government have approved the project for the Fourth Five Year Plan?