

[Translation]

SHRI BALRAM JAKHAR: Mr. Speaker, Sir, there is no remedy for fear. We have started to industries. We also want that our industries should compete with them. There is no question of giving loans to them. They already have to repay the loans amounting to Rs. 6200 crore. I want that we should compete with them, as potassium phosphate is not available here.

[English]

We all bring them and manufacture them. I want my industry to compete with them fully, I want to sustain them, I want to resurrect them, I want to have a good healthy competitive industry of my own and that is what we are trying to do and nothing to do with this.

SHRI LOKANATH CHOUDHURY: I want to have clarification.

MR. SPEAKER : Question No. 103-Prof. Ummareddy Venkateswarlu.

(Interruptions)\*\*

MR. SPEAKER: No, no. This will not be replied. This is not going on record.

(Interruptions)\*\*

MR. SPEAKER: This is not to be replied. Lokanathji, please take your seat.

(Interruptions)\*\*

MR. SPEAKER: Lokanathji, this is not going on record. You can leave it at that.

(Interruptions)\*\*

MR. SPEAKER: You are imposing your will on the House. You should go by what I am saying from here. This is to facilitate other Member. Please sit down.

(Interruptions)\*\*

### Commercial Exploitation of Railway Land

\*103 PROF. UMMA REDDY  
VENKATESWARLU:  
SHRI NITISH KUMAR:

Will the Minister of RAILWAYS be pleased to state:

(a) whether a high level delegation had recently visited European countries to gather first hand knowledge of commercial exploitation of railway land;

(b) if so, the details thereof including composition of the delegation and expenditure incurred thereon: and

(c) the details of the experiences gathered by the delegation and how it is to be implemented in Indian conditions?

THE MINISTER OF STATE IN THE MINISTRY OF RAILWAYS (SHRI K.C. LENKA): (a) to (c). A statement is laid on the "Table of the Sabha.

### STATEMENT

(a) and (b). Yes, Sir. The delegation comprised Minister of Railways (with one personal assistant), Chairman, Member Engineering, Executive Director (Land Management) and Executive Director (Finance) of Railway Board. The delegation visited U.K. and France. The latter three members of the delegation also visited Sweden. An expenditure of Rs. 17 lacs (approximately) was incurred on this visit.

(c) The delegation held discussions with the concerned authorities and visited sites where commercial exploitation of railway land/airspace has been done to gather information on the nature and scope of commercial exploitation of land/properties by Railways in these countries, methodologies adopted, organisational set up, etc. The experience thus gathered, with necessary modifications so as to suit the Indian

condition, will be utilised while formulating proposals for commercial exploitation of railway land/airspace by Indian Railways so as to generate additional resources for Railways' future developmental works.

PROF. UMMA REDDY VENKATESWARLU: Sir, the hon. Minister in his statement in reply has said that while both the Ministers of Railways were on tour to several European countries, they held discussions with the concerned authorities and visited sites where commercial exploitation of railway land airspace has been done to gather information on nature and scope of commercial exploitation. Here arises a very curious question: Before both the Ministers at the same time visited some foreign countries to get the information on the commercial exploitation, whether this proposal has been thoroughly examined internally here, whether this proposal has received the concurrence of the Cabinet. Without going through all this process, without inviting some suggestions in India and without doing some exercise on this I do not know how the information that has been gathered elsewhere in other countries would be useful for the Indian conditions. Even the tenancy conditions in this country are quite different from those in other countries. I would like to know from the hon. Minister whether this proposal has received the concurrence of the Cabinet before the Minister's visit to other countries.

THE MINISTER OF RAILWAYS (SHRI C. K. JAFFER SHARIEF): Sir, I am happy that the question has come before the House. Sir, in the first instance it is not correct to say that both Ministers went. It is I who went with the official delegation, my Minister of State was on a private visit, I think, at the same time and he has got nothing to do with this visit at all.

So far as this commercial exploitation of the railway land is concerned, it is being debated for quite some time and particularly this whole thing came out from a project in Maharashtra, Bombay-Bandra project, which came before the cabinet, but it was deferred and then it went up to the Secretar-

ies' Committee. Before that there was also a Meeting of the Group of Ministers and there also it was discussed. In this meeting in Principle, it was agreed to that we should go ahead with this and based on that action was taken as the hon. Member was saying whether any exercise was done here before going and what is that we could gain there and how it is suitable to the Indian conditions.

I must say that our visit was very helpful. When you get exposure to certain new things, then only you can articulate the ideas. We were so much surprised about the way in which they have been able to utilise the land and the space. The way that they are giving passenger facilities and the way that they have modernised the whole thing is something which I do not know how many centuries it will take if we lag behind even now. First of all, we do not have resources. Another thing is if we do not explore the possibilities of new areas, then there will be no way out. As far as I am concerned, what we have done is perfectly in accordance with the thinking of the Government of India and our visit was very beneficial to our system in the country.

PROF. UMMA REDDY VENKATESWARLU: Sir, the Minister's answer is that without and resources for modernisation or commercialisation, the Ministers have gone on tour. About 90 per cent of the land which is owned by the Railways is illegally occupied by other and I do not know whether any effort that is being forth by the Railway Ministry to evict them. Even the Inter-Ministerial Committee that has been constituted to look into this proposal has not accepted this proposal. The Cabinet has deferred it and the Inter-Ministerial Committee is also not in favour of it. But, both the Ministers have gone on tour even without the financial resources. What is the information actually gathered and how is it going to be utilised for the Indian condition? I would also like to know whether any commercial complex is going to be built up by the private sector on the Railway site and whether the Railway Ministry is going to sell or lease out any land to the private sector.

SHRI C.K. JAFFER SHARIEF: Sir, I do not know from where my friend has information that the Inter-Ministerial Group did not approve and clear and all that. I myself chaired that meeting and what is being told is not correct. The inter-Ministerial Group has accepted in principle and all the Ministries involved are keen on this. On the question whether we are going to sell the land, I would like to make it very clear that not an inch of land will be sold to anybody. We are not here to sell the land (*Interruptions*) But we will lease out. (*Interruptions*) If all of us agree we can do it and if we do not agree, we can leave it. That is a different issue. But if you are interested in listening to me, please listen.

Sir, no private investment will come for the sake of charity and let us be very clear about it. If some of you have this kind of doubt, you can go to Bombay and see what the CIDCO is doing there. You can see what is being done by the local bodies in Bombay and the Railways together. If you go to vashu and Belapur stations and see them, you will feel that you are standing in a Railway Station of an European country. Such a beautiful complex that they have developed there. Portions of the concourse and platform floor have been given to the Railways.

The air space is being commercially exploited. (*Interruptions*)

It seems that the Members are not interested in it. I do not know whether the House has been large hearted enough in listening. The Members, particularly from the opposite side are trying to doubt the objective. The British Railway has given lease for 999 years. Could it be possible in India? They have the pride of sense of belonging that the land belongs to them virtually that land is no more with them. But the development that has come there is something fantastic, enormous which one can never imagine. That profit is being shared with the municipalities of the Britain and also the Railways. This is how the developed countries have gone on mobilising resource and they have taken up modernisation. That

is what the experience which have to learn about.

[*Translation*]

SHRI NITISH KUMAR: Mr. Speaker, Sir, the hon. Minister is quite satisfied with his foreign tour. I would like to welcome him back to the country. It is not much significant when he has come back after spending Rs. 17 lakh of this poor country because resources worth hundreds of crores of rupees would be generated. His officials had visited Sweden. They are likely to visit Japan and Canada. I hope the Minister of State will be kind enough to them so that the officials may go on foreign tour. The Railways are making some efforts to generate resources and I do not want to oppose them. But through you, I want to know that the land acquired from farmers and other people for railways several years ago in the national interest, is now going to be leased to private parties and multi national companies for commercial exploitation. I would like to know what will happen to the expansion project of railways in future. The second thing is that the Government will earn more revenue with commercial exploitation of this land. Does the Government propose to give a part of this revenue to the people from whom this land was acquired fifty or hundred years ago?

[*English*]

SHRI C. K. JAFFER SHARIEF: As I said, we are not selling any land. Whatever land the Railways have acquired is only for the railway development. Therefore, even if we commercially exploit the land, the plans of such development will have to be correlated to railway activities. Whereas certain portions can be commercially exploited. Suppose a shop comes there, it may be useful to the passengers also. So, it not question of finding the land surplus and giving it to anybody or using it for something else. The question does not arise.

The whole idea is how to modernise, how to find resources, how to use those resources for further development and im-

provement of the Railways.

Mr. Nitish Kumar is very humours I was missing him very badly in London when I used to get tired from my trip. By chance had he been there I would have spent some time with him.

SHRI DIGVIJAYA SINGH: We, the members of Parliament, are always wanting more extension of railways facilities and railway lines in our own constituency. All that need funds. It is commendable on the part of the Railway Ministry that they have come with this proposal of exploitation of the surplus land and air space which the Railway Ministry have got.

What are the major constraints which the hon. Minister is facing in coming to the decision? This has been pending for quite long time.

They must immediately come to a decision and start exploitation of the surplus lands which can be used for the extension of railway lines in the country. How much time will be taken for this?

SHRI C. K. JAFFER SHARIEF: I am very grateful to the hon. member. He has put every right question in the right direction. What is required is, the decision has to be taken at the Cabinet level which is likely to come up very soon.

The one question which is pending for long is bandra Pilot Project.

We cannot progress in the manner that you expect unless the State Government and the local bodies fully involve and cooperate.

[*Translation*]

SHRI RAM NIHOR RAI: HIND-AICO of Birla group is illegally occupying 147 acres of land owned by North-Eastern Railway in the Jokhi village in Sonbhadra district under my constituency. We have written to the hon. Minister several times in this regard and raised it in the Parliamentary Advisory

Council last year also, I would like to know from the hon. Minister whether he will try to get the land vacated from Birla's occupation?

[*English*]

SHRI C. K. JAFFER SHARIEF: This question does not arise out of this. He must put a separate question.

[*Translation*]

SHRI RAJNATH SONKAR SHASTRI: The Hon. Minister should reply what is going to be done about the 147 acres of land illegally occupied by Birla? No reply was given to it. (*Interruptions*)

[*English*]

MR. SPEAKER: You may please sit down. You do not understand anything at all

[*Translation*]

SHRI VIRENDRA VERMA: We expect a reply from the hon. Minister. We respect you....

MR. SPEAKER: You are not aware as you have not read the question.

SHRI SATYAPAL SINGH YADAV: I am on point of order.

MR. SPEAKER: A point of order cannot be raised during the Question-Hour. I have called Shri Verma.....

(*Interruptions*)

MR. SPEAKER: Please meet later.

(*Interruptions*)

[*English*]

MR. SPEAKER: You should behave properly. There is no point of order during Question Hour please. It is a Question of general nature. If you want answer, you

please give notice and the hon. Minister will give the reply. The hon. Members are not reading the question and they are asking questions.

[*Translation*]

SHRI RATILAL VERMA: I would like to know from the hon. Minister that while preparing the proposal for surplus land.....Mr. Speaker, Sir, I would like to know whether lease and time will be given to the people belonging to the Scheduled Castes and Scheduled Tribes as per the provision made for these castes.

[*English*]

SHRI C.K. JAFFER SHARIEF: We have very clearly answered that it is a question of commercial exploitation. If they are competent, then we will consider them also.

[*Translation*]

#### **Environmental Clearance of Development Projects**



\*104. SHRI GAYA PRASAD KORI:  
DR. CHATTRAPAL SINGH:

Will the Minister of ENVIRONMENT AND FORESTS be pleased to state:

(a) whether the revised notification regarding environmental clearance of development projects issued on January 28, 1993 under the Environment (Protection) Act, 1986 has been gazetted;

(b) of so, the details thereof;

(c) if not, the reasons therefor;

(d) whether any assessment had been made in regard to the adverse impact likely to be caused by this notification on industries/development project;

(e) if so, the details thereof, and

(f) if not, the reasons therefor?

[*English*]

THE MINISTER OF STATE OF THE MINISTRY OF ENVIRONMENT AND FORESTS (SHRI KAMAL NATH): (a) to (f). No, Sir. As per provision of the Environment (Protection) Act, 1986 and Rules thereunder comments/objections were invited and hearings were held and this process was completed recently. The notification was issued only after a need was felt to harmonise development with environment care is being taken to ensure that there will be no adverse impact on sustainable and environmentally compatible development projects.

SHRI GAYA PRASAD KORI: Mr. Speaker, Sir, the said notification under environment (Protection) Act, 1986 was to be issued on 28th January, 1993. It has not yet been issued. I would like to know as to when it would be issued?

Secondly, will the hon. Minister develop forest on the land lying along river banks in the country?

SHRI KAMAL NATH: Mr. Speaker, Sir, the notification issued during January 1993 the Government had invited suggestions, opinions and objections from the State Governments and industrial institutions. We have since received their replies. These have been considered and the State Governments and Industrial Institutions have been given hearing. The formalities have also been completed recently.

With regard to afforestation of land along river banks, the Government has included the Programme in the Ganga Action Plan Phase-2. It is being included in the National River Action Plan also. Besides, efforts are being made to afforest the land along river banks through State Governments and institutions.

SHRI GAYA PRASAD KORI : I would like to know the time by which this notification would be published in the Gazette?

SHRI KAMAL NATH: A number of pro-