

THE MINISTER OF STATE IN THE MINISTRY OF COAL (SHRI P. A. SANGMA): (a) to (c). Information is being collected and to the extent available will be laid on the Table of the House.

**Raw material shortage in Paper Industry**

1244. SHRI M. V. CHANDRASEKHARA MURTHY:  
SHRI V. SRENIVASA PRASAD:  
SHRI SHANKARRAO KALE:

Will the PRIME MINISTER be pleased to state:

(a) whether the Paper Industry is facing raw material shortage; and

(b) if so, the steps proposed to be contemplated to meet the shortage thereof?

THE MINISTER OF STATE IN THE MINISTRY OF INDUSTRY (PROF. P. J. KURIEN): (a) and (b). On account of the National Forest Policy, the use of forest based raw material for industrial purposes is not being encouraged. Therefore, inadequate supply of raw material is one of the problems being faced by paper industry. As a remedial measure, Government encourages the use of agricultural residues, bagasse and other non-conventional raw materials. Paper units based on minimum 75% pulp from these raw-materials are exempt from compulsory licensing provisions.

**Investment by NRI in Housing**

1245. SHRIMATI BASAVA RAJESWARI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government propose to introduce a scheme for inducing larger

investment by the Non-Resident Indians in housing and other forms of real estate with the attraction of appreciation in capital value; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b). Pursuant to the announcement made in the Budget for 1991-92 regarding encouragement to NRI investment, the Government is engaged in the process of formulating a scheme for encouraging investment by NRIs in housing, real estate, housing finance institutions and manufacturing units for building materials. Since this involves certain policy decisions to be taken, it may take some time before a final decision is taken.

**Eviction proceedings under Public Premises (Eviction of Unauthorized Occupants) Act**

1246. SHRI SHARAD DIGHE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government have issued any guidelines to be followed by Public Undertakings while initiating eviction proceedings against their tenants under the Public Premises (Eviction of unauthorised Occupants) Act; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir.

(b) Government has asked Administrative Ministries to issue guidelines that are to be followed by the Public Sector Undertaking under them in order to Prevent arbitrary use of the provisions of the Public Premises Act 1971 to evict genuine tenants and to limit

the use of the summary powers under the act primarily to evict unauthorised occupants and retired employees of the enterprises. An extract of the guidelines is given in the statement below.

### STATEMENT

#### *Extracted Version of Guidelines for Public Premises Act*

- i) The provisions of the P.P. Act should be used primarily to evict totally illegal occupants of the premises of public authorities or unauthorised sublettees, or employees who have ceased to be in their service and thus ineligible for occupation of the premises. The proceedings should be initiated in accordance with the provisions of the Act only in cases where the occupation becomes unauthorised on genuine grounds of law.
- ii) The provisions of the Act should not be resorted to either with a commercial motives or to secure vacant possession of the premises in order to accommodate their own employees, where the premises were in occupation of the original tenants to whom the premises were let either by the public authorities or the persons from whom the premises were acquired.
- iii) A person in lawful occupation of any premises should not be treated or declared to be an unauthorised occupant merely on service of notice of termination of tenancy, nor should any contractual agreement be build up by taking advantage of the provisions the Act. At the same time, it will be open to the public authority to secure periodic revision of rent in terms of the provisions of the Rent control Act in each State, or to move under genuine grounds under the Rent Control Act for resuming posses-

sion. In other words, the public authorities would have rights similar to private landlords under the Rent Control Act in dealing with genuine legal tenants;

- iv) It is necessary to give no room for allegations that evictions were selectively resorted to for the purpose of securing an unwarranted increase in rent, or that a change in tenancy was permitted in order to benefit particular individual of institutions in order to benefit particular individual of institutions in order to avoid such imputations or abuses of discretionary powers. The release of premises or change of tenancy should be decided at the level of Board of Directors of the Public Undertaking.
- v) All the Public Undertakings should immediately review all pending cases before the Estate Officer or Courts with reference to these guidelines, and withdraw eviction proceedings against genuine tenants on grounds otherwise than as provided under these guidelines. The provisions under the P.P. Act should be used henceforth only in accordance with these guidelines.

[Translation]

#### Issues Discussed in NDC Meeting

1247. SHRI RAJENDRA KUMAR SHARMA :  
SHRI KODIKKUNIL SURESH:  
KUMARI PUSHPA DEVI SINGH:

Will the Minister of PLANNING AND PROGRAMME IMPLEMENTATION pleased to state:

(a) the issues discussed in the meeting of the national Development council held in