

[Translation]

Use of Residential Houses for Commercial Purposes

*307. SHRI RAJESH KUMAR:
SHRIMATI SHEELA GAUTAM:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi Development Authority has allowed the use of residential houses for commercial purposes;

(b) if so, the terms and conditions laid down;

(c) whether the Government propose to take any action against the persons for violations of these terms and conditions; and

(d) if so, the details thereof?

[English]

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) The lease conditions do not allow but in special cases temporary permission has been granted.

(b) Relaxations have been made under the Zoning Regulations.

(c) Yes, Sir.

(d) Show cases notices are issued for cancellation of flats/plots for violation of lease terms and also for prosecution under the Delhi Development Act, 1957.

[Translation]

SHRI RAJESH KUMAR: Mr. Speaker, Sir, through you, I would like to know from the hon. Minister whether there has been enormous rise in the use of D.D.A. residential houses for commercial purposes in these days. If so, is it being done with the consent of Government? If not, the steps being taken against such house owners?

[English]

SHRIM. ARUNACHALAM: Sir, we have already said that in a few cases, special permission has been granted. In areas where unauthorised misuse has been there, the Enforcement Branch of DDA has conducted a zonal-wise survey in 1990-91 to detect the non-conforming activities. It is reported that 12862 cases of non-conforming activities have been detected in these areas.

[Translation]

SHRI RAJESH KUMAR: Mr. Speaker, Sir, the figures collected by the Government indicate that rules have been violated. I would like to know from the Government the number of people issued or are likely to be issued with show cause notices for violation of lease conditions and whose flats/plots would be cancelled on this ground?

[English]

SHRI M. ARUNACHALAM: Sir, during April 1991 to February 1992, 425 show cause notices had been issued to persons carrying out unauthorised construction and misusing the premises. If you want to know about the cases in 1987, I can give you the same right now or I can pass it on to you later.

[Translation]

SHRIMATI SHEELA GAUTAM: Mr. Speaker, Sir, I would like to know from the hon. Minister whether this law is applicable to those houses which are on lease and not applicable to freehold houses. In part (b) of my question, I have pointed out that the Government has announced abolition of lease system in Delhi. What is the time by which this law will come into force and how would the house owners be benefited by it?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI SHEILA KAUL): In this connection, I would like to inform the hon. Member that the lease will be converted into freehold w.e.f. 1st April. It will be imple-

mented. It will be our utmost effort to implement it w.e.f. 1st of April.

[*English*]

SHRI SAIFUDDIN CHOUDHURY: Sir, I do not know whether my supplementary will strictly come into the area of this question or not. Sir, we receive scores of letters from those who have come from different States and got jobs in Central Government that they do not get accommodation while many officials of the Central Government, having their own houses, do not want to leave their Government accommodation. Moreover, they sublet it also. But those who do not have accommodation at all are suffering. What action are you going to take to see that this kind of an illegal thing is ended and those who are recruited in the Central Government jobs, coming from different States, are provided with proper accommodation?

[*Translation*]

SHRIMATI SHEILA KAUL: I would like to inform the hon. Members that in Delhi most people in service prefer to take Government accommodation, because their licence fee is very less. We do not have sufficient number of Government houses to meet the demand. The hon. Member has pointed out that despite having their own houses, people retain Government accommodation. In this connection, I would like to inform that the number of such cases are not many. In such cases, we put the condition that either they should give their own house to us or live in their own houses. This is the condition. Sometimes, action is taken, but their number is very few. In certain cases, when we see that the lease will expire after 8 months and the allottee makes a fervent appeal for extension, we grant extension on humanitarian grounds.

Supply of Substandard Foodgrains through FPS in Delhi

*308. DR. RAMESH CHAND TOMAR:

SHRIMATI BHAVNA CHIKHLIA:

Will the PRIME MINISTER be pleased to state:

(a) whether the Government are aware that the foodgrains of substandard quality were distributed through the Fair Price Shops in Delhi during January, 1992;

(b) if so, the reasons therefor;

(c) whether the samples of rice and wheat are tested before being released for distribution;

(d) if not, the reasons therefor;

(e) whether any directive has been issued in this regard; and

(f) if so, the details thereof?

[*English*]

THE MINISTER OF STATE IN THE MINISTRY OF CIVIL SUPPLIES, CONSUMER AFFAIRS AND PUBLIC DISTRIBUTION (SHRI KAMALUDDIN AHMED): (a) to (f). A statement is laid on the Table of the House.

The Delhi Administration has reported that supplies of foodgrains made in the period were generally not sub-standard. Food Corporation of India (FCI) issues foodgrains (Rice and Wheat) of prescribed quality, within the Standards of the Prevention of Food Adulteration Act, to State Governments/ Union Territory Administrations. Adequate precautions are taken at the time of procurement and during storage, for maintaining the quality of foodgrains.

In Delhi, foodgrains are delivered at the door steps of Fair Price Shops. Facilities have been given to recipients to inspect the stocks before taking delivery, and they need not accept sub-standard stocks. Since in an operation of this magnitude, some possibility of variation of quality cannot be ruled out,