

grade mix of the coal thus collected corresponds to W-1 Grades coal in all the Hard Coke Ovens running in BCCL. Accordingly the hard coke royalty is charged on all the Hard coke despatches uniformly and there is no deviation in this regard including the private coke oven, operating under BCCL, namely the Pramukh Traders.

The Pramukh Traders is the only private firm for hard coke operating under BCCL. The contract has been given on the following conditions:-

1. Raw coal will be supplied for hard coke manufacturing by BCCL on Grade price at pithead.
2. Hard coke so manufactured by the private party will be sold by BCCL,
3. BCCL, will earn 6 1/2% commission on sale value of hard coke.
4. The coal value and commission as mentioned above will be recovered from the sale proceeds to third.

#### **Increased Price of Flats in Sarita Vihar**

4537. SHRI B. L. SHARMA PREM:  
DR. LAXMINARAYAN  
PANDEY:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the original cost of the Sarita Vihar Category-III flats under the Fifth Self Financing Scheme the draw of which was held in January, 1991;

(b) the reasons for asking the flat holders to pay many times of the original cost now on the plea of escalation in land prices; and

(c) if so, the number of representations

received from the flat holders and Members of Parliament against this and the steps being taken by Government to put an end to such practice?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) No draw was held in January, 1991 for allotment of SFS flats.

(b) The disposal cost of DDA flats has increased due to increase in the cost of land which, in turn, is due to increase in cost of development charges, protection of land, increased compensation etc.

(c) No separate records are maintained regarding representations received against the increase in cost of flats. The reasons for increase in the cost of flats are indicated in reply to part 'b' above.

#### **Constitution of a Tribunal in U. P. for Setting Land Disputes**

4538. SHRI RAM NIHOR RAI: Will the PRIME MINISTER be pleased to state:

(a) whether the Government recently constituted a tribunal to settle the land disputes of southern region of Sonabhadra, Uttar Pradesh;

(b) if so, the number of cases settled so far;

(c) the number of cases pending with the tribunal as on date; and

(d) the guidelines issued by the Union Government to the tribunal to settle the cases?

THE MINISTER OF STATE IN THE MINISTRY OF RURAL DEVELOPMENT (SHRI G. VENKAT SWAMY): (a) to (d). The information is being collected from the Gov-