

**Premium charged by Co-operative House Building Societies on Sale of Houses**

4639. SHRI RAM SAMUJHAWAN : Will the Minister of WORKS AND HOUSING be pleased to state :

(a) whether Government have permitted the Co-operative House Building Societies in the capital to levy some premium on the sale of houses built on the land allotted by it to its members ; if so, at what rate ;

(b) whether Delhi Development Authority also levies some percentage of premium on the sale of houses while calculating it on the cost of land on which a property is built and if so, at what rate ;

(c) the value of the land which is taken into account for purposes of making such levies in Vasant Vihar, Shanti Niketan, Anand Niketan, West End, Safdarjang Enclave, and Panch Shila Park ; and

(d) the reasons for not taking into consideration the actual cost of land paid by a member to the society concerned instead of the prevailing market price ?

THE MINISTER OF WORKS AND HOUSING (SHRI ABDUL GHAFOR) :

(a) No, Sir.

(b) Yes, Sir. A levy of 50% of the unearned increase in the value of land i.e. difference between the premium paid and cost of the residential plot at the time of sale is charged as unearned increase by the Delhi Development Authority.

(c) The value of the land for this purpose is prescribed by the Delhi Administration. The prescribed rate upto 31-3-1985 was Rs. 2500/- per sq. mt in these colonies. The rates from 1-4-85 are yet to be prescribed.

(d) A member shares increase of land value over a period of time attributable to the factors like fuller development of the area and its surroundings, provision of facilities like public transport etc., which are not contributed substantially by the member himself. The levy is also expected to discourage speculation and profiteering in land.

[Translation]

**Functioning of Gorakhpur T.V. Relay Centre**

4640. SHRI MADAN MOHAN PANDEY : Will the Minister of STATE FOR INFORMATION AND BROADCASTING be pleased to State :

(a) whether Gorakhpur Television Relay Centre is relaying the programmes to its capacity (10 KW) and if so, the reasons for frequent interruptions in telecasting the programmes;

(b) whether this 10 KW capacity is not being utilised fully and, if so, the reasons therefor ?

(c) the measures taken to remove the defects mechanical or otherwise; and

(d) whether Government, propose to augment the telecast capacity of this Centre keeping in view the popularity of its telecasts in Nepal and if so, the details in this regard ?

THE MINISTER OF STATE OF THE MINISTRY OF INFORMATION AND BROADCASTING (SHRI V.N. GADGIL) :

(a) to (c) There have been interruptions in the transmissions of TV transmitter, Gorakhpur due to power supply failures as well as occasional failures of equipment. A stand-by diesel generator has been provided at the TV centre to continue transmissions during power supply failures. The defects in the transmitter have also been rectified. The TV transmitter is now radiating the rated power of 10 KW.

(d) No, Sir.

[English]

**Profit/Loss to Poultry Research Project of ICAR**

4641. SHRI JAGANNATH PATTAIAIK : Will the Minister of AGRICULTURE AND RURAL DEVELOPMENT be pleased to state :

(a) the details regarding loss and profit in relation to the progress of the Poultry Research Project of the Indian Council of Agricultural Research (ICAR) during the last five years; and

(b) the amount so far sanctioned by Government in this regard ?