

**Work Orders of C.P.W.D.****Urban Land Ceiling and Regulation Act, 1976**

6344 SHRIRAJNATHSONKARSHASTRI:  
Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the number of works got done by the C.P.W.D. work order during each of the last three years; —

(b) the details and reasons thereof;

(c) th number of complaints received about mapractice in ordering the work on work order; and

(d) the number of complaints received against the contractors

for poor quality of work done in Government buildings and the action taken thereon?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON): (a) to (d). The information is being collected and will be laid on the Table of the Sabha.

**Muzaffarpur Unit of IDPL**

6345. SRI GURUDAS KAMAT: Will the PRIME MINISTER be pleased to state:

(a) whether the Government have turned down the revival plans for the Muzaffarpur Unit of the Indian Drugs and Pharmaceuticals Ltd., and

(b) if so, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF CHEMICALS AND FERTILIZERS (SHRI EDUARDO FALEIRO): (a) No, Sir.

(b) Does not arise.

6346 SHRIMATI SURYAKANTA PATIL:  
Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether a Commission was set up to study the drawbacks of the Urban Land Ceiling and Regulation Act, 1976;

(b) if so, whether the Commission has since submitted its report; and

(c) the details of the recommendations made by the Commission and the time by which the Government propose to implement these recommendations?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P.K. THUNGON): (a) No Commission was set up to study the drawbacks of the Urban Land Ceiling and Regulation Act, 1976. However, the National Commission on Urbanisation was set up to examine the State of urbanisation in the country with reference to present demographic, economic infrastructural environmental, Physical, shelter, energy, communication, Land, poverty, aesthetic and cultural aspects.

(b) and (c). The National Commission on Urbanisation made various recommendations including for effective implementation of Urban Land Ceiling Act and these are given in statement. The National Commission on Urbanisation submitted its final report in August, 1988. In order to implement the recommendations of national Commission on Urbanisation, various amendment proposal have been formulated but no time frame can be given since a number of steps are involved in amending the Urban Land (Ceiling and Regulation) Act, 1976:-

(i) Approval of the amendment proposals by the Cabinet.

- (ii) Approval of the amendment proposals by the legislatures of those States which initially passed a Resolution for having a Central Act, in terms of Article 252 (1) of the Constitution of India.
- (iii) Drafting of the draft Amendment Bill and introduction of the amendment Bill in the Parliament.

### STATEMENT

*Recommendations of the National Commission on Urbanisation Recording Effective Implementation of the Urban Land (Ceiling and Regulation) Act, 1976*

(a) the discretionary exemptions permitted under sections 20 and 21 of the Act should be eliminated;

(b) All exemptions should be brought within the ambit of Section 19, if necessary, by expanding its scope. In other words, what is exempt is mandatory and what is not exempt cannot be exempted by any authority

(c) Provisions should be made to remove difficulties correct anomalies and to deal with specific cases where use of land declared surplus is either not viable, feasible to develop or is incompatible with the existing use;

(d) All lands which are vacant and surplus must be developed for constituting housing units of up to 80 sq. mtrs. plinth areas each during the prescribed five-years period or transferred by negotiations to the State, a State undertaking, statutory corporation or authority dealing with housing and urban development or a cooperative organisation dealing with housing;

(e) All property developed contrary to the permissible norms should be liable to confiscation land should be without in the State in payment of any compensation whatsoever

(f) On expiry of the period of moratorium

undeveloped land should vest automatically in the State on payment of the prescribed amount;

(g) During the period when land in excess of the ceiling is kept vacant a cess or tax, ranging from Rs. 3 per sq. metre to Rs. 50 per sq. metre, depending on the town size, location, etc, should be charged with the proceeds being deposited in a Shelter Fund to be constituted for each urban centre to which the act applies. In other words, no one in the notified towns and cities would be allowed to hold excess vacant land development as per the prescribed norms. This would very quickly ensure that surplus land are properly utilised and would substantially add to land availability.

### Awarding of Repair works to Contractors by CPWD

6347 SHRI JEEWAN SHARMA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the repair works carried out by contractors engaged by CPWD are generally of substandard nature;

(b) the reasons for not checking their works; and

(c) the reasons for awarding the repair works to the contractors and not get the same done through own staff?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) No, Sir. The repair work are being carried out strictly as per CPWD's specifications.

(b) The works are being checked at every stage.

(c) The day-to-day maintenance and repair works are carried out through Departmental staff. The work of periodical nature like white