

capacity for liquid milk of various dairy plants including milk products factories in the public and co-operative sectors has been very poor;

(b) if so, what are the details of the plant-wise installed capacity and the actual capacity utilisation during the years 1979 and 1980; and reasons therefor; and

(c) whether Government would appoint a technical Committee of a few well known dairy experts to look into the reasons for low capacity utilisation of existing plants and the type of scrutiny being exercised before sanctioning the new plants?

**THE MINISTER OF STATE IN THE MINISTRY OF AGRICULTURE AND RURAL RECONSTRUCTION (SHRI R. V. SWAMI-NATHAN):** (a) No, Sir.

(b) Does not arise.

(c) No, Sir.

**Market Rates of Land in Delhi**

1187. **SHRI RASHEED MASOOD:**  
**SHRI MOOL CHAND DAGA:**  
**PROF. AJIT KUMAR**  
**MEHTA:**  
**SHRI BHIKU RAM JAIN:**

Will the Minister of **WORKS AND HOUSING** be pleased to state:

(a) whether Government have revised the market rates for land in Delhi for both residential and commercial purposes;

(b) if so, details thereof stating the comparative rates of land in Delhi during the last year and the revised rates; and

(c) how the revised rates are likely to curb speculation in the land prices in Delhi?

**THE MINISTER OF PARLIAMENTARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH):** (a) The Government have revised with effect from 1st April 1981 the schedule of market rates for residential and commercial land for the purpose of administration of land leased out by Government, i.e. for recovery of unearned increase in accordance with the terms of the lease on sale of leased property, recovery of damages, grant of permission for change of purpose for which the land is leased, etc.

(b) The information is given in the attached statement.

(c) It is hoped that the provision for payment of a share of unearned increase to the lessor on sale of leased land will act as a deterrent to purely speculative transactions in land.

**Statement**

Groups	Residential		Commercial	
	From 1-4-79 to 31-3-81 (Rs. per sq. metre)	From 1-4-81 to 31-3-83	From 1-4-79 to 31-3-81 (Rs. per sq. metre)	From 1-4-81 to 31-3-83
1	2	3	4	5
Group I (Connaught Place)	720	2000	4800	13000
Group II (Connaught Circus, Barakhamba Road, Curzon Road, Hanuman Road, Janpath up to Windsor Place, Baird Road, Mandir Marg, etc.)	720	2000	3600	10500
Group III	720	2000	2160	6000

1	2	3	4	5
(Ajmal Khan Road, Khan Market, Minto Road, Diplomatic Enclave, Golf Link, Panchkiun Road, Defence Colony, Kamla Nagar, Karol Bagh, Bhagat Singh Market, etc.)				
Group IV . . . . .	600	1600	1200	4800
(East/West/South Patel Nagar, Rajinder Nagar, Lajpat Rai Market, Nizamuddin)				
Group V . . . . .	480	1200	960	2400
(Jangpura Extn., Lajpat Nagar, Azadpur, Jawahar Nagar, Mall Road, Rohtak Road, Alipur Road, Kalkaji, Malvia Nagar, Rajpur Road, Malkaganj)				
Group VI . . . . .	360	1000	720	2000
(Aliganj, Ansari Market, D.B. Gupta Market, Gokhale Market, Khurshid Market, Khanna Market, Teliwara, Vijay Nagar, Azad Market, Moti Nagar, etc.)				
Group VII . . . . .	240	800	480	1600
(Bus Stand area extn., Bharat Nagar, Gulabi Bagh, Kingsway Camp, Sewa Nagar, Ramesh Nagar, Timarpur, Indira Nagar, Jheel Khuranja, etc.)				
Group VIII . . . . .	120	400	240	800
(Narela and other outlying colonies)				

**NOTE**

1. (a) The market rates for commercial purposes for Groups I and II are based on an FAR of 250, for Group III on an FAR of 150 and for other Groups on existing FARs.

(b) Residential rates are based on the existing FAR prescribed for various areas.

These rates will be reduced or increased proportionate to the reduction or increase in the F.A.R.

2. In so far as hotel and cinema sites are concerned, each case will be considered on merits.

3. For the purpose of calculating and recovering lessor's share of unearned increase, while granting sale permissions, in respect of the residential leases measuring 100 sq. yds.

(83.613 sq. metres) or less, the land rates laid down for the period from 1st April 1979 to 31st March 1981 will apply.

4. For any locality not covered by the schedule, the rates for comparable areas will be applied.

**Credit Support for IRDP**

1188. SHRI H. N. NANJE GOWDA: Will the Minister of RURAL RECONSTRUCTION be pleased to state:

(a) whether it is a fact that the Union Ministry has called upon the State Governments to maximise credit support for the Integrated Rural Development Programme;

(b) if so, whether a letter in this regard was sent to all Chief Ministers of the States laying emphasis that the