

when these are under APM will be determined in accordance with the orders issued by the Government in this regard from time to time under the principles of APM.

(c) Terms and conditions of the proposed agreement are under consideration of Government.

(d) Availability of the products from Reliance and Essar Refineries has been considered to estimate the supply demand scenario in the IX Plan Projections. Availability of petroleum products from these refineries will reduce the deficit in the country.

Private Builders

2849. SHRI JAI PRAKASH (Hardoi) : Will the PRIME MINISTER be pleased to refer to the reply given to Unstarred Question No. 236 dated February 28, 1996 regarding "Private builders" and state :

(a) whether the proposal to formulate a law to regulate the activities of the builders and promoters has been implemented; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) and (b) Housing being a State subject, it is for the State Government to take suitable steps to regulate the activities of the builders with a view to protect the interests of the prospective buyers of flats/apartments. However, to facilitate steps in this direction, the Central Government has formulated a model apartment and property regulation legislation for regulating the activities of builders/developers, and have forwarded the same to the State Government in 1992 for initiating a suitable enactment for the State.

DDA Scheme

2850. SHRI RAMSAGAR : Will the PRIME MINISTER be pleased to state :

(a) whether attention of the Government has been drawn to the news item captioned "plea to cancel DDA scheme rejected" appearing in the 'Hindustan Times' dated October 8, 1996;

(b) if so, the facts thereof;

(c) the reaction of the Government thereto;

(d) whether the DDA informed the Delhi High Court about the time schedule in which the authority would complete the allotment of flats of an earlier scheme whose registrants had been waiting for nearly 20 years for their flats;

(e) whether the Court while issuing notice to DDA on December 6, 1996 observed that the authority was answerable for the delay; and

(f) if so, the action taken by the Government thereon?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) Yes, Sir.

(b) The DDA has reported that contention of the petitioner in the Court case referred to in the news item was that he was not being considered for allotment of a flat under the Expandable Housing Scheme, 1996, despite the fact that the waiting list of 1979 registrants had not been exhausted.

(c) The New Pattern Scheme (NPRS) 1979 was opened on All India basis and more than 1.7 lakh persons got themselves registered thereunder. It was practically not possible to construct such a large number of houses in one go for all these registrants. The construction and allotment of flats is also subject to the availability of land drinking water and electricity. So far, 1,37,447 allotments have been made under this scheme.

(d) The DDA has informed the Hon'ble High Court that it expects to clear the backlog in the LIG category within a period of two years subject to the availability of land and provisioning of infrastructural facilities by other agencies.

(e) No, Sir.

(f) Does not arise in view of reply to part (e).

Encroachment

2852. SHRI MANGAL RAM PREMI : Will the PRIME MINISTER be pleased to state :

(a) whether attention of the Government has been drawn to the news-item captioned "Fencing job left incomplete : DDA has no answer" appearing in the 'Times of India' dated February 12, 1997;

(b) if so, the facts thereof; and

(c) the action taken thereon including the action taken against those found responsible in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) Yes, Sir.

(b) and (c) Delhi Development Authority has reported that fencing in the area has been done on DDA's land. However, a piece of land measuring about 40 bighas of village Mehrauli, which has not been placed at the disposal of DDA, could not be fenced due to stay orders of the Delhi High Court against dispossession of the land in question.