

The resources at our disposal are limited in relation to the expanding demands of the people. Therefore, when we think of providing full employment we have also to think of population control. I am glad to say that as a result of the herculean efforts made during the last 15 years we have just begun to bring down the rate of growth of our population but still the reduction in the rate of growth is not much. Unless it comes down to 1 per cent it may not be possible for the Government to provide full employment opportunities to all. With these words, Sir I conclude.

[Translation]

DR. G.S. RAJHANS (Jhanjharpur) : Mr. Deputy Speaker, Sir, the people start *trembling* as soon as they hear the name of Banatawalaji. The Bill which he had brought forward earlier made the nation *shudder* with apprehension. But this time it is a pleasant surprise that he has brought forward a Bill in connection with the problem of unemployment. I have read this Bill very carefully and I feel that he deserves to be congratulated. The Bill contains two or three practical points. One of them is that those who are above 18 years and are registered in Employment Exchanges should be given unemployment allowance, but my experience is.....

[English]

MR. DEPUTY SPEAKER : You may continue next time.

18.00 hrs.

[English]

PAPERS LAID ON THE TABLE—*Contd.*

Notification under Central Excise Rules
1944

THE MINISTER OF STATE IN THE DEPARTMENT OF EXPENDITURE IN THE MINISTRY OF FINANCE (SHRI B.K. GADHVI) : I beg to lay on the Table a copy of Notification No. 109/87-Central

Excise (Hindi and English versions) published in Gezette of India dated the 10th April, 1987 together with an explanatory memorandum regarding exemption to sugar produced in a factory during the period commencing on the 1st day of May, 1987 and ending with the 30th day of June, 1987 which is in excess of the average production of the corresponding period of the three sugar years, namely 1983-84, 1984-85 and 1985-86, from the whole of the duty of excise leviable thereon, issued under the Central Excise Rules, 1944. [placed in Library. See No. LT-4167/87]

18.01 hrs.

[English]

HALF-AN-HOUR DISCUSSION ALLOTMENT OF LAND TO COOPERATIVE HOUSING SOCIETIES

MR. DEPUTY SPEAKER : We now take up Half-an-Hour discussion. Shri V.S. Krishna Iyer.

SHRI V.S. KRISHNA IYER (Bangalore South) : Sir, before I touch upon the points which arise out of the reply given by the Minister of Urban Development regarding allotment of land of the cooperative societies in Delhi, I wish to mention a few broad issues which affect the cooperative movement in our country.

Sir, the cooperative movement is a very sacred movement. Mahatmaji had stressed the need for cooperative movement for the prosperity of the country even before the advent of the Independence. But today what is happening, Sir? Whether it is a housing cooperative society or a thrift and credit society or a consumer society, everywhere we find that it is striven with groupism and also infighting among the members. Sir, these facts affect the cooperative movement as a whole.

Now coming to Delhi, being 2,000 miles away from this capital, I was under the impression that the cooperative movement is functioning very effectively in the national

[Shri V.S. Krishna Iyer]

capital of our country. But alas, I received a number of complaints particularly with regard to the housing societies in Delhi and with regard to the cooperative department also.

Sir, the Central Government should not take a shelter under the cover that it is a state subject. So, it cannot interfere. It should not happen because whatever happens in Delhi, it will have its reaction in the States also. The Central Government should set an example by guiding, moulding and reforming the societies in the capital.

Now coming to the answers given by the honourable Minister to the unstarred question by Shri Ramoowalia, I was really surprised that the answers are incomplete, most unsatisfactory. Sir, the first question was about the break-up of cooperative house-building societies and names of societies which were registered more than 15 years ago reasons and which had applied for land and for not...etc., etc. Though I had asked for all kinds of housing societies, I don't know for what reason the honourable Minister has only referred to only group housing societies. Sir, my information is that there are nearly 5,000 housing societies in Delhi out of which, according to the Minister's reply, 2,000 are group housing societies.

Sir, in the question, the honourable Member had asked the names of societies whose managing committees had been continuing beyond the statutory period, and steps taken to remove such committees, etc., etc. But I was surprised to find that the honourable Minister had simply said that the information is being collected and it will be laid on the Table of the House. From where should he get information? Should he get it from any foreign country or even any other country or outside the capital?

I was surprised. It is under his very nose. It is just a few kilometres from the Parliament House and from the Secretariat. It really shows the inefficiency and the callousness of the Department of Cooperation and the Registrar of Cooperative Societies. The question was : Apart from the group

housing societies how many other kinds of societies are registered in the capital? Can't that information be given? That can be given within minutes. I do not know how the Department functions. The young and dynamic Minister should not have relied only on the answers given by the bureaucracy; he should have referred that back to them and asked them to supply the information before he answered the question on the floor of the House. It is very unfortunate. It shows the working of the Cooperative Department, the mal-functioning of the Cooperative Department in Delhi.

Then, what is the situation of the cooperative movement in Delhi? Many of the societies in the past several years have not held general body meetings and conducted elections to the managing committees for years. Many of them are involved in litigations and the worst sufferers in this delay are the ordinary common members. Some of the societies have been under litigation for years and the Members neither able to get sites nor they are able to draw their amounts because the whole thing is in the court.

In such a situation what is the duty of the administration? It is the duty of the Department of Cooperation that they should have seen to it that there is no litigation. The Minister should have invited the members and the office bearers of the society or even the ordinary members, discussed with them and sorted out the issue. That was necessary.

The Department of Cooperation is meant to guide and see that every society works under the orbit of law, but in Delhi the Department of Cooperation and Delhi Administration have completely failed either to guide the societies or to see they function effectively.

In this connection, I would like to quote only typical example of one society which has come to my notice and that is the Delhi School Teachers Cooperative Housing Society. It was formed in 1967 and till today, the members are clamouring for plots of land. The society got the land in the initial stages of its formation

nearly twenty years ago. They got the land within one or two years of its formation, but due to the infighting of the society and due to the mismanagement in the society, till today they are not able to allot sites to the members, who had made the deposits. It is in the audit report. They had paid the amounts for the sites and the share money for the membership. Then, the Secretary and the Managing Committee have been continuing in office without holding elections for nearly ten years. As per the rules, every three years there should be elections, but somehow they have not held the elections. I am told that there are many such societies in the capital. Is it not the duty of the department to keep a track and see that every society functions within the orbit of the law? They should have issued a notice immediately if the general body meeting is not held in a particular year or if the elections are not held according to the schedule. It was the duty of the Registrar of Cooperative Societies to issue a notice to the society and take action. According to the Cooperative Act, the Registrar of Cooperative Societies has got powers, the Lt. Governor has got powers under the law, but both of these institutions have failed.

In this case, I understand, the Secretary who himself is teacher, but never teaches any class, who lives a lavish life, manages to see that the litigation is created right from the lower court to the High Court, so that membership benefits are denied to the people. It is a typical society, but there are many such societies. The specific questions that Shri Ramoowalia asked was, how many societies had not held elections and how many were not working. Is it so difficult to supply that information Sir? But they have not given it. The next point asked by Shri Ramoowalia is about the number of societies which are yet to get land from the DDA despite long outstanding assurance by Government. The answer given was that the number was 1220. Shri Ramoowalia next asked about the time by which these societies would be allotted land and whether the land price would of the date when they were assured of land or at the current increased price. The answer given by the hon. Minister is follow :

"The scheme for allotment of land to these societies is being formulated in consultation with the various concerned agencies. As soon as the necessary formalities are completed, applications will be invited from these societies through advertisement in the press and the allotment will be made on 'First come first serve' basis."

When asked as to how long it would take, the Minister replied that no commitment with regard to a definite time schedule for the purpose could be indicated.

What has happened in the mean while? We know that in Delhi the cost of land is escalating not day by day but from hour to hour. When many of the Societies applied for plots, the value of the land at that time was Rs. 137 per square metre. Now the DDA is asking Rs. 457 per square metre. Sir, you please see the difference! And if some more time lapses, it will be more than that and a time will come when the land value will be more than even Rs. 2000 or Rs. 3000 per square metre. What will be the fate of the ordinary members?

There is also a feeling among the members that even in these Group Housing Societies, there are a few favoured ones. Those favoured societies consisting of VIP members and very influential persons can easily get plots. But the societies comprising ordinary people find it very difficult to get land.

In his answer, the hon. Minister said 'First come first serve basis'. I do not know how it is possible. Suppose you give an advertisement and indicate a last date, then everybody will rush in with their applications. But how can you work out this 'first come first serve basis'? It is not at all feasible. I feel that it should be reconsidered and it should be decided on merit alone. I really do not understand this first come serve basis and I want the hon. Minister to clarify this point.

[Shri V.S. Krishna Iyer]

So Sir, this is the state of affairs. Many people who are known to me in Delhi have been complaining that the Department of Cooperation is not all cooperating and that it has in fact become a Non-Cooperation Department. There is one Housing Society by name 'Anandlok Cooperative Society' which has 304 members and most of them are civil servants and judges. They were allotted land in 1983 and construction was also completed immediately. The General Body Association, the Delhi Development Authority and everybody concerned gave their clearance. But the Department of Cooperation is yet to clear. That is how they are cooperating. There is a feeling here that the Department is most unhelpful and uncooperative to them.

My main purpose in bringing out this is that the Cooperative Movement in Delhi should serve as a model for the other cooperative societies in other States and cities. I request the hon. Minister to kindly attend to it and he should see that there is a probe into the functioning of those societies such as the Teachers Group Housing Society and other societies which are involved in long litigations. The Department of Cooperation should be directed to sort out the matters. Otherwise the common members will suffer. So Sir, I am confident that the Central Government will take positive and decisive action in this matter.

With these words, I hope a satisfactory reply will come forth from the hon. Minister.

[Translation]

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): Mr. Deputy Speaker Sir the hon. Member has submitted that the housing societies should be organised on the socialistic pattern. I want to inform him that we are fully complying with it. As our hon. Member, Shri Iyer said that he did not agree with the reply to the Unstarred Question, I want to inform him that information had to be collected from DDA and there was some delay in getting the same.

The issue of housing is an important one and we are always quite vigilant about the same. There are two types of societies. One is the Housing society and the other is the Group Housing Society. The Housing societies used to be there before 1979 and plots of land were allotted to their members. But now with the shortage of land that scheme was done away with and the Group Housing Societies were encouraged. Before 1983 there were 586 societies and after 1983 nearly 1400 societies have been registered. Besides, there are yet more societies which are seeking registration. But since an equal area of land has to be made available and scrutiny has to be done according to rules, there some difficulties do come up. To say that the Delhi Administration or our Department has completely failed is not correct.

So far as societies are concerned, Delhi Administration has acquired land and the DDA has got possession of seven and a half acres of land for them. It is also wrong to say that we are not allotting land to those societies which were registered 15 to 20 years ago. In this connection. I want to say that in many cases there are disputes regarding membership. The hon. Member has specifically referred to the case of the Delhi School Teachers Association. The position is this that :

[English]

"Delhi School Teachers House Building Cooperative Society Ltd. was registered in 27.3.61. It is one of the most problematic society which has been constantly fighting court cases with membership disputes and also misappropriation of funds.

[Translation]

It is not yet clear and it is also that--

[English]

"The bye-laws of the society permits member of the school teachers and 20 per cent of non-school teachers."

[*Translation*]

In this connection, we have to see whether the societies are functioning properly or not. Land cannot be allotted to any society which has got itself registered. There are certain criteria, which we have to follow. We have to see what are the aims for which the society has actually been formed, whether the membership has been constant and whether their annual meetings are held in the first week of June or not? These are the things which we have to see.

Secondly, so far as the Anand Lok Group Housing Society is concerned, we are taking action in its regard.

[*English*]

The requisition to hold the election is being issued to the society."

[*Translation*]

We are constantly looking into the societies and land has already been given to those which were formed before 1983. Besides, we are going to allot land to about 1220 societies which have been registered after 1983. It is therefore, wrong to say that the Administration is not paying any heed to the societies which were registered long ago.

So far as the information is concerned, I want to submit that it is such a big task that some delay is normal. It will also not be proper to provide wrong figures in the House. We have to look into all these things in a proper way. The Government is constantly vigilant about the views expressed by the hon. Member. We are working on a socialistic pattern. So far as Delhi is concerned, I agree that the guidelines which are issued to the entire country, are issued from Delhi.

Whenever we have acquired land we have paid compensation for the acquisition. So far as housing societies and housing schemes are concerned we are prepared to give them land. We are not ready to accept that there are shortcomings. We are paying constant attention in that direction,

[*English*]

SHRI T. BASHEER (Chirayinkil) ; Sir, my Hon. colleague Shri Krishna Iyer has already told about the sad state of affairs prevailing in the functioning of the housing societies in Delhi. I would not like to go into details. I would like to confine myself in asking one or two questions.

MR. DEPUTY-SPEAKER : One question, not one or two according to rules.

SHRI T. BASHEER : Sir, I would like to know from the Hon. Minister one thing. He said in many societies the management continue for more than ten years. Under the Act the duration is only three years. I would like to know what steps Government propose to take regarding these societies? My friend cited an example about the Delhi School Teachers' Housing Cooperative Society. I would also like to know, as the Hon. Minister knows it, about these illegalities and flouting of laws done by the management in collusion with the officials of the Registrar's Office. So, do Government propose to bring some amendments in the present Act to plug the loopholes in the existing Act? I want a specific answer from the Hon. Minister regarding this. Secondly, I want to know from the Hon. Minister how much land is available with DDA for allotment to the house construction cooperative societies and what is the actual requirement of land for the registered societies. These two things I would like to know from the Hon. Minister.

[*Translation*]

DR. G.S. RAJHANS (Jhanjharpur) : Mr. Deputy Speaker, Sir, a lot of good work is being done by the Urban Development Ministry. Whenever, I go there with a problem it is always solved. However, I would like to submit only one or two points.

(Interruptions)

I would like to suggest, in particular, that there should be a debate on the State of affairs of all the cooperative societies

[Dr. G.S. Rajhans]

of the country. You should not evade the topic by saying that it is a State subject. The very senior Cabinet Ministers are of the opinion that the extent of corruption prevailing in the Cooperative Movement is not found in any other Department in the country. Corruption to this extent even does not exist among the contractor and engineers about whom we discuss everyday. Therefore, I want to suggest that there should be an exclusive discussion on the Cooperative Movement.

So far as the question of the relation between the D.D.A and the Ministry of Urban Development is concerned, it has not been defined properly. Hence it is very difficult to say how far the question will be answered. I am aware of many such cases and many people and as it is a rule in Delhi that a person who has a plot or a flat or plot, cannot go in for another house, flat or plot. But the people produce false affidavit to the effect that they do not have any flat and get ten houses in the names of ten members of the family from the group housing societies. Thereafter, they sell out these houses to others on a Power of Attorney and become millionaires in the process. I would, therefore, suggest that before land is allotted to a group housing society, the hon. Minister should give an advertisement in the newspaper indicating the names of the members of the society and the expenditure thus incurred on advertisement should be borne by the members of the society. This will enable the people know whether any house or plot is already owned by any member of the society, and they are able to bring it to the notice of the Government.

Another point which I want to make is that if there is a group housing society of the people in legal profession, it should be ensured that none other than the people of the legal profession become members of that society. Likewise, there is a group housing society formed by the doctors, it must be ensured that only doctors are given membership of that society.

In the end, I would like to say that price of land is very high in Delhi and a lot of bungling is being done in the land deals. I had brought to your notice three-

four cases of corruption on which you took prompt action. I applaud your effort and praise you before the whole House for that. I would like to know whether you would make efforts to root out corruption in the group housing societies ?

[English]

SHRI SOMNATH RATH (Aska) :
The cooperative movement is limping. Charity should begin at home. There are some housing societies where MPs are presidents of the managing committees. I want to know from the Minister : what are the aims and objects of those societies where MPs are the president of the managing committee ? Who should be its members—MPs, and legislators alone, or somebody else also ?

For the information of the Minister I would say that I know at least one cooperative society where many other persons, not residing in Delhi are taken as members of the Society. The hon. Minister has rightly said that such societies which do not observe the bye-laws or the Cooperative Societies Act should not be encouraged. On the other hand, the allotment of land made to these societies should be scrapped. These societies formed under the Cooperative Societies Act and the bye-laws are bound to call General Body Meetings at least once every year. They are not doing so. The members of the managing committee are not elected as per the rules. Though, under the Cooperatives Act, only one member of the family is entitled to take the loan, their relations are also made members. Persons remaining outside are taken as members. Even servants are made members. Plots of land given to these societies are practically sold—permit me to use that word—hand in glove with some interested persons. Rs. 30,000 to Rs. 40,000 have been collected from each member, so that the work of constructing houses could be entrusted to a particular person or body. This is happening here itself. Why go outside ? So, I would like to know from the hon. Minister how many societies are here, where the MPs are presidents. What action the Minister is going to take ? He is a Minister of State in the Ministry of Urban Development. It relates to cooperative societies. But since

the Minister is involved in giving land to those societies, the Department has got an obligation, before giving land, to see that by-laws and acts are followed and not that in the name of by-laws and acts somebody else is given land and the corruption is encouraged. Under these circumstances, will he examine and take necessary action, and supersede such societies, because under the Act, there is a provision for supersession? So, such societies should be superseded and administrator should be appointed and it must be thoroughly looked into.

Some new members have told us that when they approach those societies to enrol them as members, they are denied, though it is meant for MPs and legislators. This is the condition before our nose, So I request the hon. Minister to probe into the matter, if necessary, as far as Members of Parliament are concerned, form a Committee consisting of Members from both the Houses of Parliament. The land should be given only to genuine Members of Parliament, not more than one member of a family as per the Act. Will the hon. Minister look into it and take action?

[Translation]

SHRI DALBIR SINGH : Sir, in reply to hon. Members' questions whether D.D.A. has got land for allotment to these societies, I have already stated in my reply that we have enough land for allotment to these societies and the D.D.A. has already given the possession thereof. This land measures 7,500 acres which is quite enough.

Secondly, they have asked whether Government would take some action separately in regard to functioning of these societies. No separate action is contemplated because we keep in view all these things within the present system. The architects of the societies whom we have allotted land, and the group housing societies, who build houses with their own resources, on completion of 70 per cent of their construction work, submit to us a completion certificate to the effect that 70 per cent of their work has been completed. Thereafter, at the time of a draw through lottery system, a representative each of the D.D.A.

and the Registrar of Cooperative Societies are invited besides the members of the society so that the allotment is made properly and no fake member gets allotment of house. We pay particular attention to these things.

Shri Rajhans has asked whether an advertisement in regard to the names of the members was given in the newspaper at the time of registration of the society so as to inform the hon. Members about the membership of the society? We accept his suggestion. We want that no such manipulation is done there.

With regard to the hon. Member's question regarding membership of the cooperative societies, I would say that we keep constant watch in this regard. So far as the question of hon. Members is concerned, I seek the permission of the House look into it. The Registrar of Cooperative Societies also looks into the irregularities and we shall see that these provisions are observed strictly so as to avoid any irregularity. Since the land is allotted to the societies for a specific purpose, we call for report from them whether that specific purpose has been served or not. Our Officers too go there for this purpose. I would like to tell hon. Shri Rajhans that there are very good relations between the D.D.A. and our Ministry. It is always our endeavour to see that these societies in Delhi function smoothly. We also see to it that the farmers whose lands are acquired by Delhi Administration, are paid adequate compensation. We have fixed norms with regard to allotment of land to the societies. These norms are strictly followed. The hon. Member has asked about the meetings of the societies. We keep watch whether the meetings of the societies are held or not, whether they have funds or not and whether they are being managed properly or not. With regard to the hon. Member's submission that meetings should take place every year I would say that we keep a constant watch in this regard and action is taken by the Registrar of Cooperative Societies against these societies who do not hold their annual meetings. There are societies who have not been allotted land for a long time, but for this they themselves are to be

blamed because they have gone to the court and the matter has become sub-judice. That is why action regarding allotment of land is held up. Otherwise, there is no reason to withhold allotment of land to the group housing societies. We have enough land and we are going to allot it to them.

[English]

SHRI C. JANGA REDDY (Hanamkonda) : Sir, is there any proposal for new Members ?

MR. DEPUTY SPEAKER : I cannot allow anybody. Shri Krishna Iyer.

SHRI V.S. KRISHNA IYER : Why action has not been taken against erring co-operative societies which are not functioning according to the law ?

And, lastly, arising out of the answer given, in allotment of land to the societies at what rate are you allotting the land ? Is it the rate at which the land was applied to the D.D.A., or at the present rate ? At what rate are you allotting to the society ?

[Translation]

SHRI DALBIR SINGH : The hon. Member asked about the rates of land. This depends on the locality. If land is in South Delhi, the rates are different ; if the land is in other area, the rates differ according to that area. So the rates depend on the locality.

18.37 hrs.

*The Lok Sabha then adjourned till
Eleven of the Clock on Wednesday,
April 15, 1987/Chaitra 25,
1909 (Saka)*