

[श्री मंगलराम प्रेमी]

जनता एक्सप्रेस जो देहरादून से बनारस जाती है उसे मौजापुर नारायण पर रोका जाए क्योंकि मौजापुर नारायण एक जंक्शन है, सभी जगह को रेलें वहां से होकर निकलती हैं।

अतः माननीय रेल मन्त्री जी से अनुरोध है कि उपर्युक्त बिन्दुओं पर दिलचस्पी लेकर अविलम्ब कारगर एवं प्रभावी कदम उठाने का कष्ट करें, ताकि लोगों में रेल सुविधाओं का लाभ पहुंचे और रेलवे की आय में भी वृद्धि होगी।

(x) Need to declare Amravati as industrially backward district

श्रीमती ऊषा प्रकाश चौधरी (अमरावती) : उपाध्यक्ष महोदय, महाराष्ट्र के अमरावती जिले में आदिवासी जनता का बाहुल्य है। यह जिला अत्यन्त पिछड़ा हुआ है। सामाजिक और आर्थिक दृष्टि से यह क्षेत्र पिछड़ रहा है। सर्वत्र गरीबी और बेरोजगारी व्याप्त है। शिक्षा की दृष्टि से समुन्नत होते हुए भी शिक्षित बेरोजगारों की संख्या इस क्षेत्र में काफी अधिक है। युवकों में गहरी निराशा फैली हुई है। खनिज पदार्थ वन सम्पदा और कृषि की दृष्टि से समृद्ध होने पर भी अमरावती में इनके व्यावसायिक उपयोग की कोई योजनाएँ न होने से लोगों की आर्थिक स्थिति में सुधार नहीं है। अमरावती परस्पर विरोधाभास का मूर्त रूप है। हथकरघा बुनकरों की कला और शिल्प के लिए विख्यात इस जिले में हस्तशिल्प को प्रोत्साहन देने की कोई महत्वपूर्ण योजना नहीं है। बड़ा उद्योग का तो नाम मात्र भी नहीं है। पिछली बार जब मैंने इसी आशय का एक प्रश्न लोकसभा में उठाया था तो सरकार ने यह उत्तर दिया कि इस विषय पर विचार किया जा रहा है। मेरा यह निवेदन है कि शिवरामन समिति को यह मामला निर्दिष्ट कर अमरावती को औद्योगिक दृष्टि से पिछड़ा क्षेत्र घोषित किया जाए और इसे अधिसूचित कर आदिवासी प्रधान अमरावती क्षेत्र के प्रति अन्याय का निवारण किया जाए।

(xi) Need to provide residential accommodation to traders of Kashmir in Delhi

PROF. SAIFUDDIN SOZ (Baramulla) : Numerous housing colonies came up in Delhi for various categories of people during the past three decades. The fruit growers and merchants from the J and K State who make a livelihood from this industry have to be in Delhi for most part of the year as the sole marketing place for Kashmir fruit happens to be in Azadpur in Delhi. These merchants/growers have been facing great hardship in the absence of proper residential accommodation. They have been pressing their demand for a pretty long time. The most convenient thing would be to accommodate Kashmiri fruit growers in the Shalimar housing complex, which is in the vicinity of Azadpur market. Alternatively, land could be allotted to them at some convenient place. This matter can hardly brook any further delay.

Another category of people are the labourers who are mainly dependent on this industry and have per force to migrate to Delhi for over six months every year. It would be in the fitness of things to build a Sarai in the Azadpur Market complex to accommodate such people during their stay in Delhi. India being a welfare State, it should take measures whereby weaker sections can derive benefit through the Central Government's welfare measures.

14 22 hrs.

CALLING ATTENTION TO MATTER  
OF URGENT PUBLIC IMPORTANCE

Reported failure of Delhi Development  
Authority to allot land to a large number  
of Group Housing Societies

PROF. MADHU DANDAVATE (Rajapur) : I call the attention of the Minister of Works and Housing to the following matter of urgent public importance and request that he may make a statement thereon :—

“The [reported failure of the Delhi

Development Authority to allot land to a large number of Group Housing Societies which are registered and have deposited several crores of rupees with D.D....and the action taken by the Government in the matter.”

THE DEPUTY MINISTER IN THE DEPARTMENT OF SPORTS, IN THE MINISTRY OF WORKS AND HOUSING AND IN THE DEPARTMENT OF PARLIAMENTARY AFFAIRS (SHRI MALLIKARJUN): Mr. Speaker, Sir.

The Delhi Development Authority invited applications in July-August, 1981 from Cooperative Group Housing Societies for allotment of land. In response, 453 societies applied for allotment of land. After scrutiny of the applications of the Cooperative Group Housing Societies, the demand notices were issued by the DDA to them in January-February, 1982 asking the societies to deposit 25% of the cost of land within 30 days and balance 75% within 90 days from the date of issue of demand notices.

#### Allotment of Land

All of the 453 societies did not make the full payment of the cost of the land within the prescribed period and some of them also failed to comply with the requirement of the Registrar Cooperative Societies Delhi in regard to verification of membership. Therefore the DDA issued allotment letters for land in June, 1982 to the 262 societies which had made full payment towards the cost of land within prescribed period and also complied with the requirements of the Registrar Cooperative Societies.

In the next batch the DDA issued allotment letters to another 147 societies in February-March, 1983, which subsequently made full payment/completed the formalities prescribed by the Registrar Cooperative Societies. In the third batch the D.D.A. issued letters of allotment of land in September, 1983 to 15 Societies which fulfilled the conditions of full payment of cost of

14.24 hrs.

[SHRI F.H. MOHSIN *in the Chair*]

land and formalities prescribed by the Registrar Cooperative Societies. The cases of balance of 29 Cooperative Group Housing Societies which failed to make the payment of the land/fulfil other formalities prescribed by the Registrar Cooperative Societies in spite of several opportunities given to them, were closed.

DDA made allotment of land to Cooperative Group Housing Societies in the areas earmarked for the purpose namely Pitampura, Rohtak Road, Rohini, Bodella, CBD Shahdara, Geeta Colony and Patparganj on the basis of the choice indicated by the societies, the seniority of the societies in registration and guidelines laid down for allotment of land to women and weaker sections or persons having a common place of work in an area near to the place of work of their members as far as possible.

#### Possession of the Land

After earmarking the localities for individual Cooperative Group Housing Societies, the DDA prepared the detailed lay out plan and actual demarcation of individual plots at the site. The process of the handing over the possession of the allocated site to the societies was commenced by the DDA in March, 1983. Till date land measuring 769 acres has been handed over to 314 societies out of a total allotment of 985 acres of land made to 424 societies. There are still 110 Cooperative Group Housing Societies which are to be given possession of land measuring 214 acres.

Among the 110 societies which have not been given possession of the land, 15 societies whose plots are clear, have themselves not come up for taking over possession of the sites allotted to them on account of their seeking change of locality or non-availability of authorised, office bearers in the city. There are Court stay orders in case of land allotted to nine Cooperative Group Housing Societies. The sites of 86 Cooperative Group Housing Societies are under encroachment.

Under this scheme there is no provision for paying interest to the Cooperative Group

[Shri Mallikarjun]

Housing Societies for the time taken in giving actual possession of land to them. The DDA has taken 12 to 18 months for giving possession of the land to 314 societies. The allotment of land to the Cooperative Group Housing Societies is not on par with the allotment of flats under DDA Self Financing Scheme. Interest is paid after taking a normal period of construction as 2½ years and cost of escalation during the whole period is borne by the allottees. In the case of allotment of land to cooperative Societies, fixed cost as in 1981 is being charged without any element of escalation thereof. There is, thus, no justification for paying any further interest to the registrants of the Cooperative Societies.

#### Encroachment of Land

Some land allotted by DDA was under encroachment. The land has been acquired by the DDA for which compensation had also been paid by the DDA and legal possession of the same was obtained. It was anticipated that by the time the societies complete the required formalities, the DDA would be in a position to remove the encroachments. The DDA are in the process of removing the encroachments wherever these exist subject to the exigencies like court stay orders, law and order situation, etc.

Considering the number of societies involved, the extent of land to be acquired and the various operational difficulties in the field, it has been no mean achievement on the part of DDA in allotting 985 acres to 424 Societies and giving actual possession of 769 acres of land to 314 societies within 12 to 18 months. In regard to the remaining societies numbering 110, the DDA are taking effective steps to give the possession. I am issuing instructions to the DDA to complete this work within the shortest time possible.

**PROF. MADHU DANDAVATE :** It appears that the statement made by the hon. Minister is an apology for various failures of the D.D.A. in the matters of allotment of land to the co-operative Group Housing Societies.

question through an adjournment motion because to me this problem is a matter of urgent public importance. But I am glad that instead of adjournment motion at least a Call Attention Notice has been actually allowed by the hon. Speaker.

I would like to use your good office to ensure that specific questions that I will pose to the hon. Minister will not receive only vague answers but concrete and time-bound replies will be given to the queries that I make.

Land at cheap price and provision of loan assistance at a reasonable rate of interest are the basic requirements and pre-requisites for the success of the Cooperative Group Housing Scheme. I would like to ask questions to find out whether these pre-requisites have been fulfilled so that co-operative experiment can be a great success.

At the very outset I would like to know from the hon. Minister is it not a fact that though the Co-operative Group Housing Scheme was introduced in Delhi as early as 1970, no serious attention was given to both these problems i.e. making the land available to the societies at a moderate rate and at the same time giving loan assistance with the requisite rate of interest? As a result of that I would like to know from the hon. Minister—is it not a fact that quite a large number of Co-operative Group Housing Schemes are coming under liquidation? In fact, if he knows the exact number, I would like to know from him—as a result of this failure on the part of the D.D.A., how many co-operative group housing societies have undergone liquidation? Is it also not a fact, I would like to have concrete figures, that 67 co-operative group housing societies went in liquidation from the first lot of 161 which were registered in 1971 and 1972? I make query about the definite number and I would like to get concrete answer.

Is it not a fact that in a number of cases physical possession of the allotted land has not been made available to the co-operative societies? And further, is it not a fact that in a large number of cases No Objection Certificate has not been issued at all? Is it not true that if No Objection

If you recall, I had sought to raise this

Certificate is not issued, in that case, mere allotment of certain piece of land in the Group Housing Co-operative Society becomes meaningless and irrelevant? I would like to know how many cases are there in which No Objection Certificate has not been given and as a result of that scheme for allotment has not been implemented.

I would like to ask question regarding land price or cost of land. According to the figure available for 1982—has the D.D.A. increased the price of land under the Co-operative Group Housing Scheme from Rs. 54/- per sq. mt. to Rs. 135/- per sq. mt.? This query I am marking on the basis of reports available for 1982. Is it true that Co-operative Group Housing Societies have also to meet expenses for internal development and have to leave (5% of the land for community services like roads, parks, etc.? Does it not result into the rise in cost of built up area, for them to Rs. 450 per sq. mt.? If that happens, economically, the entire proposition becomes non-viable.

Then, I would like to ask about the question regarding increase in prices of land. Even for old societies and that too remember, it was with retrospective effect. Is it not true that even for some old societies, DDA has increased the price of land from Rs. 54 per sq. m. to Rs. 60 per sq. m. and more than that, the important query is, is this increase not recovered with retrospective effect and that too contrary to terms of agreement between the Cooperative Group Housing Societies and DDA? There was a clear-cut written agreement that such a retrospective effect will not be applied. But I would like to know despite this written agreement, whether the recovery is not made with retrospective effect. Regarding the unauthorised collection by the DDA, probably in the present context, unauthorised recovery has become the rule of the day. Is it not true that DDA is making unauthorised collection from the Cooperative Group Housing Societies on an average to the tune of Rs. 5,000/- for proportionate cost for central overhead storage for water supply; Rs. 18,000 towards the cost of common sewer and Rs. 12,000 for land for service personnel from a society with one acre of

land? This happened despite the fact that the Ministry of Works and Housing in its letter No. J-13030(27)/75-UDIIA, dated the 12th April 1978, addressed to the United Association of Group Housing Cooperative Societies—now the name is different, Delhi Cooperative Group Housing Federation Ltd.—have made it clear that services like water, electricity, sewerage, etc. are provided up to the periphery of the land allotted to the Group Housing Societies by the DDA. I have got this record. Will this assurance be kept up? A clear assurance was there that this will not be included. Despite that, there is unauthorised collection and that too with retrospective effect.

Let us come to the loan assistance. It is very clear that besides the allotment of land unless there is loan assistance at a moderate rate of interest, no cooperative group housing societies will be able to function effectively. And, therefore, in this context, I would like to know whether it is a fact that there is no sound scheme to ensure timely disbursement at a reasonable rate of interest to Cooperative Group Housing Societies. Will the Minister assure the House—of course, directly he has no jurisdiction—that this loan assistance would be given in time through his good offices?

There is a very interesting aspect. For house-building activity, just as loans at moderate rates of interest are necessary, allotment of land is also necessary. Even when the land is made available and even when loan assistance is made available at moderate rate of interest, even then if one of the important raw materials, cement, is not made available and that too levy cement, the Housing Societies' building activity will go to dog. Is it a fact that the office of the Commissioner, Food and Supplies has stopped registration for allocation of levy cement to Cooperative group housing societies? Of course, they were able to contribute to certain trusts, and the availability of cement would be there. But let us leave aside this. These are the extraneous challenges. I am not referring to anyone in particular. Therefore, I would like to know will the issue of levy cement to be made available to the Cooperative Group Housing Societies be reviewed and the order that has been given that this levy cement should not

[Prof. Madhu Dandavate]

be made available to the cooperative group housing societies, would be revoked and that particular ban will go.

MR. CHAIRMAN ; Now, you should leave some questions for the other Members also. Don't exhaust everything.

PROF. MADHU DANDAVATE : Sir, we have lot of questions. The Opposition has full of points. Even if I speak for one hour, Dr. Swamy can speak for two hours.

Then, about the lease deeds, whether it is true that the DDA has so far not issued lease deeds to a number of cooperative group housing societies and will the Minister assure that it will be expeditiously implemented ?

Sir, grasping your advice, I would not like to go into details which are already mentioned in the PAC Report. I would like to know whether it is not a fact that 130th Report of the PAC has been laid on the Table of the House. It is not only laid on the Table of the House but it is just now laid on my table also. If you carefully go through—I do not want to repeat ; some of the members will refer to that—130th Report of the PAC, it actually brings to light all the lacunae to which I have made a reference in the form of some queries. The officials of the DDA appeared before the Committee ; some other interested persons also appeared before the Committee and the experts too appeared before the Committee. Some of the details have been spelt out in the 130th Report of the PAC pointing out as to what is the position of the entire scheme of housing on the cooperative basis and, particularly, through the group housing schemes today.

Most of the queries that I have made are already there in the PAC Report. Firstly, I would like to know from the hon. Minister whether he has carefully gone through the 130th Report of the PAC, its recommendations and also some of the findings which have been brought out, the lacunae in the present housing schemes and in regard to the group housing societies, and, if he has gone through all of them, whether the hon.

Minister will assure that in respect of various suggestions that have been made in this Report and some of the shortcomings that have been very specifically brought out in this Report, the Government will apply its mind to all these lacunae and failures and see that all the loopholes are plugged and this housing scheme is made more effective because in our democratic policy today where we want more self-reliance to be built up rather than rely solely on the State initiative and State help, if we rely more on the cooperatives, in every sphere of activity, that will broaden the democratic principles of our country. From that point of view also, I would like to know whether they will encourage cooperative activity and see that some of the difficulties that they are seriously facing are completely eliminated so that the housing schemes which they have launched become a great success.

SHRI MALLIKARJUN : Sir, the Government is keen to encourage the cooperative group housing schemes so much so that it will really eliminate into certain reality which we all aspire.

So far as the first question of the hon. Member is concerned, as to how many societies have gone into liquidation, there are 29 societies which have gone into liquidation. 354 group housing societies were on record in 1981 with the DDA. Out of these 354 group housing societies, 424 societies have been allotted land. The rest of these 29 societies for various reasons have gone into liquidation mainly because of the non-payment of the cost of land.

As regards the second question of the hon. Member, as to how many of them have been given the possession of land, out of these 424 societies, 314 societies have been given the possession of land, leaving 110 societies which have not been given the possession of land. As regards the reasons for not giving the possession of land to these 110 societies, there are 9 cases where there are stay orders from the courts and there are about 86 cases in which there is encroachment. There are also 15 cases out of these 110 societies to whom the plots were cleared but still the societies themselves have not taken the possession of land. Out of these 314 societies whom the possession

of land has been given, no-objection certificates are in the process and I do not have the exact number as to how many societies have obtained the no-objection certificates.

So far as the cost of land is concerned, I have already mentioned in the statement. These group housing societies are in certain localities, like, Rohini, Gita Colony, CBD Shahdara, Pitampura and Patparganj.

In these areas, the cost that has been fixed according to the market value of 1981, is Rs. 110/- per sq. metre.

Except in Rohtak Road and Pritampura, the cost is Rs. 135/- per square metre.

The next point is about unauthorised collection by the DDA. It is part of the plan of the DDA itself to develop these lands and to provide proper water supply and sewerage facilities.

The apprehension in the mind of the hon. Member that DDA is not taking interest in the allotment of lands is actually baseless.

So far as financial assistance is concerned, it is true that the development of any cooperative movement necessitates a proper loan assistance with a low interest.

PROF. MADHU DANDAVATE : The Ministry of Works and Housing had given through its letter a clear-cut understanding that all this expenditure will not be borne by the Societies but by the DDA. I made a specific query whether the DDA would adhere to this assurance that was already given.

THE MINISTER OF PARLIAMENTARY AFFAIRS, SPORTS AND WORKS AND HOUSING (SHRI BUTA SINGH) : In the scheme of things itself, it is provided that the land to be allotted to the cooperative societies was to be on leasehold basis on the predetermined rates covering full rate of the cost of acquisition, departmental charges, zonal road charges, beautification charges and the village re-development charges.

All these charges go into determining the cost of the land itself which is to be allotted to cooperative society. It does form the

basis, as the hon. Member is saying.

SHRI MALLIKARJUN : So far as assistance is concerned, Delhi Administration already has the Cooperative Financial Institution and this Institution has taken about Rs. 10 crores loan from the LIC and this loan has been given to the Group Housing Societies and further negotiations are in progress between the financial institutions and the LIC.

I have replied to what all has been asked for by the hon. Member and there should not be any apprehension in the mind of the hon. Member.

PROF. MADHU DANDAVATE : Will the ban on issuing levy cement be removed ?

SHRI BUTA SINGH : The issuance of levy cement to the cooperative society is a matter primarily concerning the Department of Supply. I do not know exactly. I do not have the information with me.

The earlier position was that we used to impress upon the authorities concerned to make available the levy cement if the cement was available.

But I cannot say off-hand whether the condition which the hon. Member mentioned was there or not.

PROF. MADHU DANDAVATE : What have you to say about the non-issuance of lease deeds to a number of cooperative societies ?

SHRI BUTA SINGH : We have made it clear that there is no question of non-issuance of lease to those societies which are pending with DDA for allotment of land.

We cannot issue the lease deed only in the case of those Societies which are in default, I am afraid.

But all the Societies cleared by the Registrar of Cooperative Societies will get the lease deeds.

PROF. MADHU DANDAVATE : What about PAC report ?

SHRI BUTA SINGH : I have mentioned all these points. If I have to go to the PAC report, then I will have to give all the answers to the points mentioned in the PAC report. All these points mentioned by the hon. Member arise out of the PAC report which was laid on the Table of the House.

श्री राजेन्द्र प्रसाद यादव (मधेपुरा) : सभापति महोदय, यह मानी हुई बात है कि दुनिया के किसी शहर में इतनी तेजी से पापुलेशन नहीं बढ़ रहा है, जितनी तेजी से वह दिल्ली में बढ़ रहा है। सरकार के चाहने पर भी सरकारी माध्यम से सब लोगों को घर मुहैया नहीं किये जा सकते, इसलिए ग्रुप हाउसिंग सोसायटीज की स्थापना हुई जिसकी अहम भूमिका है। मंत्री महोदय ने जो वक्तव्य और जवाब दिया है, उनमें दो तीन बातें निकलती हैं।

मैं जानना चाहता हूँ कि आज कितनी ग्रुप हाउसिंग सोसायटीज रजिस्टर्ड हुई हैं और उनमें से कितनों को जमीन दी गई है—कितनों को कागज पर और कितनों को हकीकत में। मंत्री महोदय ने बताया है कि बहुतों को एलाटमेंट लेटर्ज दिए गए हैं। लेकिन हकीकत में कितनों का जमीन पर कब्जा हो पाया है? कितनी सोसायटीज ने डी० डी० ए० के पास पूरा पैसा जमा कर दिया है—जिस पर वह सूद नहीं देना चाहता—और उसके पास कुल कितना पैसा जमा हो गया है? यदि सरकार गरीब से गरीब आदमी को भी किसी तरह की मदद देती है, तो वह उस पर सूद लेती है। इन सोसायटीज ने सरकार के कहने पर पहले अर्नेस्ट मनी जमा कर दिया और फिर फुल पेमेंट भी कर दिया। उसके बाद सरकार किन्हीं स्टे आर्डर्ज के कारण या जमीन पर एनक्रोचमेंट के कारण सालों तक उन्हें जमीन नहीं दे पाती, तो यह उसकी गलती है। मेरी समझ में नहीं आता कि जब सोसायटीज का पैसा सरकार के पास जमा है, तो उन्हें उसका सूद क्यों नहीं दिया जाता। इन सोसायटीजों के ज्यादातर सदस्य नीकरीपेशा के लोग हैं। मैं जानना चाहता हूँ कि क्या सरकार वर्तमान नीति को बदलने और उन्हें सूद देने का इरादा रखती है।

डी० डी० ए० आस-पास के गांवों के किसानों

से जमीन लेकर ग्रुप हाउसिंग सोसायटीज को देता है। मैं जानना चाहता हूँ कि डी० डी० ए० द्वारा जमीन किस रेट पर एक्वायर की जाती है। क्या यह सही है कि सरकार 2 रुपए प्रति-गज के हिसाब से जमीन एक्वायर करती है? मैं जानना चाहता हूँ कि वह हाउसिंग सोसायटीज को किस रेट पर जमीन देती है। क्या यह सही है कि आक्शन में जमीन का भाव 4,000 रुपए प्रति गज तक जाता है? सरकार ने व्यवस्था की है कि जिन किसानों से जमीन ली जाएगी उन्हें कम रेट पर फिर जमीन दी जाएगी। पिछले साल तक यह रेट 45 रुपए प्रति-गज था, लेकिन अब उसको 370 रुपए प्रति-गज कर दिया गया है। मैं जानना चाहता हूँ कि सरकार इस तरह से सीधी लूट क्यों करती है। जब दूसरे लोग ऐसा करते हैं, तो सरकार उनपर प्रतिबन्ध लगाना चाहती है, लेकिन वह स्वयं किसानों से 2 रुपए प्रति-गज के हिसाब से जमीन लेती है और उन्हें 370 रुपए प्रति-गज के हिसाब से देती है। हो सकता है कि कल यह रेट और बढ़ जाए। क्या सरकार इस बारे में नार्मर्ज बनाएगी कि डी० डी० ए० इस रेट पर जमीन एक्वायर करेगा, ग्रुप हाउसिंग सोसायटीज को इस रेट पर देगा और जिन किसानों की जमीन एक्वायर हुई है, उन्हें इस रेट पर देगा? सरकार ने जिन लोगों की खेती के लायक जमीन ली है, क्या वह उनके बच्चों को कोई रोजगार देने की व्यवस्था करेगी?

मंत्री महोदय ने कहा है कि सरकार और दो हजार गृह-निर्माण समितियों को जमीन देना चाहती है। क्या सरकार के पास उन्हें देने के लिए जमीन है? पिछले दिनों प्रधान मंत्री ने किसानों से कहा कि अब जमीन का एक्वीजीशन नहीं होगा। यदि यह बात सही है, तो जब सरकार 1981, 1982 और 1983 की रजिस्टर्ड सोसाइटीजों को जमीन नहीं दे पा रही है, तो फिर वह और दो हजार सोसायटीज को किस तरह जमीन देगी? सरकार बार-बार इस तरह वादा-खिलाफी क्यों करती है? यह वादा करने के बावजूद ग्रुप हाउसिंग सोसायटीज को जमीन नहीं दे सकी है। पिछले दिनों उसने घोषणा की थी कि स्पोर्ट्स और दूसरे

क्षेत्रों में डिस्ट्रिक्टव्हाइ व्यक्तिओं को हाउस-साइट्स दिए जाएंगे, लेकिन आज तक ऐसा नहीं किया गया।

आपको जानकारी होगी कि एशियाड से पहले हजारों हजार लोगों से रोहिणी आवास योजना में प्लॉट देने के नाम पर करोड़ों रुपए लिए गए थे। लेकिन आज तक उन लोगों को खबर नहीं है कि उनका पैसा सुरक्षित है या नहीं।

श्री एम० राम गोपाल रेड्डी (निजामाबाद) : अगर उन्होंने पैसा दिया है, तो वह सुरक्षित है।

श्री राजेन्द्र प्रसाद यादव : उस पैसे का सूद कौन देगा ?

SHRI MALLIKARJUN : The first question put by the hon. Member is : how many crores of rupees have been collected from these co-operative societies. Rs. 47 crores have been collected so far out of these co-operative societies which I have mentioned. Naturally, the agonising point of the hon. Member is about interest. It is true so far as the self-financing scheme is concerned, there is no interest paid because under the Self Financing Scheme the beneficiaries will have to pay the escalation price, so on and so forth whereas in this particular Group Housing Society scheme there is no escalation and it is a pre-determined price and this includes the developmental charges as already mentioned by the hon. Member. Now, since the Government also feels that under this scheme of Group Housing Societies, if the money is blocked, say, for about a year or so, the Government must also do justice to the Group Housing Societies' Members by considering to pay the interest. This we will now take note of because the Government itself feels about it.

So far as the other 2000 co-operative societies registration is concerned, this was just opened in September 1983 and these societies are under screening. Hardly about 1200 societies have been approved by the Registrar of Co-operative Societies and these societies are now processed at this stage.

So far as the allotment of land for these societies is concerned, there is no black deed.

SHRI R.P. YADAV : You acquire the land at some price and when you give land to the same man, you charge a higher price. Why this difference ?

SHRI MALLIKARJUN : Let me inform the House that under the Land Acquisition Act for any public purpose under the Constitution it is provided that land can be acquired. There I hope there is no dispute about it. So far as the award is concerned to any farmer or the owner of the land, it depends upon the market value. There is a certain procedure for the Land Acquisition Officer to grant the award. We do not come into the picture. We, at the DDA, have to keep various factors of the developmental aspects and on that basis naturally there is a certain difference between the prices. One cannot help. So far as the farmer's land is concerned, naturally the DDA provides a house site and also there is a provision for allotment of shops.

SHRI BUTA SINGH : One of the largest weaker sections-oriented project is the Rohini project as the House knows. This was launched in the north-west Delhi to cover a population of 8.5 lakhs. The scheme is heavily subsidised and on each plot a subsidy of Rs. 100 has been given to enable the weaker sections to own a house of their own. 10286 developed plots have been released while 10,000 more are awaiting formal release in the middle of this month. In this Rohini itself MIG plots are 3806, LIG—8789 and Economically Weaker Sections—Janata—7794.

DR. SUBRAMANIAM SWAMY (Bombay North-East) : Unfortunately the DDA has come to acquire...

SHRI M. RAM GOPAL REDDY : Why 'unfortunately' ?

DR. SUBRAMANIAM SWAMY : If you listen to the whole thing, you will see why it is 'unfortunately'.

Sir, unfortunately, the DDA has come to acquire a bad name in Delhi. Originally



[Dr. Subramaniam Swamy]

under an Act of 1957 it was brought into existence to help the poor and middle class people and to develop Delhi. Unfortunately, the general impression about the DDA now is that they just take money and they do not even permit you to question them.

15.00 hrs.

That is why in jokes, sometimes, the people say that the DDA stands for 'Deposit but don't ask'. This is what the DDA stands for. Therefore, the Minister himself, in his reply in the Rajya Sabha, on the 2nd of March said that even in the housing colonies for the poor people, of the houses constructed by them at least 11% is found defective. Either something is wrong with the cement or something is wrong with the bricks. So, 11% is defective. It is the Minister's own admission. The DDA has other activities. Before I go to the Group Housing Scheme, a question I would like to ask is this. The other activity is a widespread problem about the DDA. It is all impinging together. They are very quick in giving NOCs to skyscrapers to dwarf the Jantar Mantar. Despite the Department of Conservation and Environment etc. objecting, they have given the NOC for the skyscrapers to be built which will really destroy the historical relevance and usefulness of the Jantar Mantar monuments. So, the DDA is doing like this. What came in the newspapers is the basis of our calling attention motion. In a sense, it is not surprising. What is necessary here is what is the corrective action taken by them. Through the help of our kind friends, I got some photographs. About the so-called allotment, the Minister says that the DDA prepares a detailed lay out plan and the actual demarcation of individual plots. Here are some photographs but you cannot see that from that distance. So I shall pass them on to you. Here is a colony Mandavli, Parpatganj, where the land is allotted to different Group Housing Societies. The condition is that one year after allotment, water is stagnating there. The land is uneven. The approach road is not good. Here is a photograph of the Mandavli, Parpatganj colony land allotted to a group

housing society. There is another swamp area allotted to one of the societies. I do not know how they could allot the land to them. It is not even in a condition where anybody can stay. Here is another photograph where some sort of small rivulets pass through with rocks, trees, shrubs etc. Still allotment is being made. What is more interesting is that this is the land where agriculture is going on. There is a canal. How is the land allotted to a society where agriculture is going on? If Shri Buta Singh does not recognise this, at least, he will recognise the animal husbandry. Here are two buffalos which are grazing here. The land is supposed to be allotted to a housing society. I have got many more photographs but I won't take up the time of the House. What the Minister says, I will read out very proudly. I quote :

"Considering the number of societies involved, the extent of land to be acquired and the various operational difficulties in the field, it has been no mean achievement on the part of DDA in allotting 985 acres to 424 Societies and giving actual possession of 769 acres of land to 214 societies within 12 to 18 months."

He is claiming credit for having made the allotment to so many societies. But he has not explained to the House one thing. Allotment does not mean that the Group Housing Societies can go ahead with the construction of the houses. The society has to be given the NOC. He has withheld this information. It is claimed by him that 424 societies have been allotted land. But, how many of them have been given the N.O.C. ? Only 39 societies have been given the N.O.Cs. I want to know why can't they give the N.O.Cs to others to whom they have given the land ? Sir, the hon. Minister, Shri Buta Singh went to attend a seminar recently. I follow his activities very closely because, after all, he is a Parliamentary Affairs Minister and we must know what he is up to.

He said that the D.D.A. has spent one crore of rupees. He announced that for these societies one crore of rupees is spent a day. But, we cannot know where this one crore rupee has gone. I would say that after

you make the allotment of land if you do not give them the N.O Cs within time, then, atleast the interest must be paid. The Public Accounts Committee went into this question, and the answers given were weak answers. Sir, these people who are in the cooperative group housing societies are the people who have taken loans from their Provident Fund at the interest of 9 per cent or so and, as such, I would suggest that bring the gap between allotment and giving of NOC at least for that period they should pay interest.

Sir, another aspect is that although NOCs have been given to 39 societies yet the DDA has announced that 2,000 more societies are going to be given land. What is this going on? If you are not able to service these 500 societies then why are you going to include these 2000 new societies in the scheme? You should put a ban on it. That was the position earlier during Janata rule. In the Public Accounts Committee when Shri P.V. Narasimha Rao was the Chairman during the Janata rule the position was that till DDA allots land to the existing societies no new applications should be invited and questions in this respect were asked and I quote the answers :

- “1. Allowing registration of group housing societies without any prospect of allotment of land in near future would be more detrimental to the interests of Co-operative movement.
2. Owing to the limited availability of allotable land in Delhi, the DDA is not in a position to offer land for new Societies. Hence the purpose of registering new societies will not be achieved.”

15.07 hrs.

(DR. RAJENDRA KUMARI BAJPAL  
in the Chair)

But in 1981 under the inspiring leadership of Shri Buta Singh—under his party's government—the policy was revised and now they are taking 2,000 more societies. What will happen to the deposits of these 2,000 societies? Each society deposits

Rs. 10 lakhs and the deposits of 2,000 societies will come to Rs. 200 crores. Now, the deposits of Rs. 200 crores without interest the DDA can play around with this huge sum of the poor people.

Some people have calculated that under the Land Acquisition Act of 1884—which you have not revised and which you should revise—you have brought the land for Asiad from the farmers at the rate of Rs. 1.75 per sq. yard whereas on that land for a two-room flat you are charging Rs. 15 lakhs per flat.

SHRI BUTA SINGH : Have you not got one flat ?

DR. SUBRAMANIAM SWAMY : Unless you are going to give a free flat to each MP how can I get one ?

SHRI BUTA SINGH : Out of your accounts from abroad.

DR. SUBRAMANIAM SWAMY : You are confusing me with somebody else whom I would like to name.

Therefore, Madam, I think there must be some amendment. It has been estimated by the knowledgeable people that for every acre of land that DDA gets they make a profit of Rs. 1 crore. That is the exploitation. The farmers suffer and the Government gets the money. Then you will be getting money from these cooperative societies. Where does this money go, we do not know ?

So, I would like to know from the hon. Minister whether you plans to revise the Master Plan or not? For these Group Housing Societies you have to give some definite assurances : First, on payment of interest. Second, you have to give an assurance that you will now allow and you will not call for fresh applications for any more societies till you are satisfied about these 500 societies on hand. Third, you will have to say whether you will make the necessary amendment to the Land Acquisition Law and see that the poor people are not exploited to the extent of Rs. 1 crore per acre and fourthly, your master plan said that you will acquire and develop 62,000 acres between

[Dr. Subramaniam Swamy]

1962 and 1981, but you have developed only 15,000 acres. DDA is the biggest failure under the conception of the Master Plan. May I know whether you will revise the Master Plan and clean up the DDA so that it can serve the purpose ?

SHRI MALLIKARJUN : Sir, I do not want to confuse the House and the hon. Members. The point is this : Out of 314 societies where possession has been given, only 61 societies have applied for NOC. Out of them all those who are entitled have been given the NOC and for the rest of them they have to comply with fulfilment of certain conditions. Some criteria have to be complied with. The fact that out of 314 societies only 61 have applied for NOC brings out the fact that cooperative movement is a germinating movement for the development of the country ; the societies take the responsibility for construction. Construction involves help from various financial institutions, getting loan and other factors. After taking possession of land these societies might be exploring the possibility of getting financial help from the financial institutions. Because of this they might not have come forward for the NOC. Here, because it is a Group Housing Society, the initial amount will have to be paid by the Members themselves. After that they go in for procuring loan from the financial institutions and then they come for NOC for construction. Construction can't take place without financial assistance. That is the lacuna in the development of this Group Housing Society.

Now, so far as the first Master Plan is concerned, there is the master plan for the period 1962 to 1981. Now the master plan upto 2001 AD is under examination of the Government.

DR. SUBRAMANIAM SWAMY : How long it will take ?

SHRI MALLIKARJUN : I cannot say definitely. But I hope that shortly it will be cleared.

So far as land development is concerned, the hon. Member mentioned that as per the

master plan 6,000 acres had to be developed and only 15000 acres were developed. But at the same time he says that DDA is acquiring the land and at the same time land is not being developed and so on. It is all a kind of package work ; it is not a segmented work. Land development is a composite work. It depends upon your housing scheme, it depends upon your industrial complex coming up and so many other purposes. As I have pointed out, the second Master Plan is already under the examination of the Government.

Another emphasis which the hon. Member made, was about the interest. So far as the possession which has not been given to the Societies, to whom the land has been allotted and about which I have already mentioned, is concerned, the Government is keen to see that justice is done to the Members of the Society.

DR. SUBRAMANIAM SWAMY : What about the Land Acquisition Act ?

THE MINISTER OF PARLIAMENTARY AFFAIRS, SPORTS AND WORKS AND HOUSING (SHRI BUTA SINGH) : I agree with the hon. Member that the present Act governing the land at present is very old and we have been stressing on the Rural Development Ministry to bring forward a new legislation. I am sure the hon. Law Minister, who is here now, would perhaps kindly consider this and it has gone for wetting and the Act will be brought forward in this Session itself. As soon as it is available, we will see to it that the Land Acquisition Act is implemented. Not only our Hon'ble Prime Minister but also in this House, we have given assurance that the Land Acquisition Act will be brought forward in this Session. Various aspects of the DDA's activities have already been explained by my colleague. While meeting the arguments of the learned friend, Dr. Swamy, I want to say a few things.

The Delhi Development Authority has over the years undertaken a very large number of development schemes to facilitate orderly growth of Delhi. Now, you look at the magnitude of the problem. The D.D.A. has a massive, unprecedented house construction programme before it. Plans of

1,10,000 houses for weaker sections, low, middle income groups and self-financing schemes has already been finalised and cons-

truction in most areas already started. The programme has the following break up.

No. of Houses	Category	Stage
50,000	General (Weaker sections, low and middle income groups), 75% will be for weaker sections and low income groups).	Construction already launched.
30,000	Self-Financing Scheme (Category I, II and III)	Construction work being taken up.
30,000	General (Weaker Sections, low and middle groups)	—do—

Now, in most of the schemes, the construction work has already been launched and the remaining two schemes, the construction work is being launched. Similarly, we have the land development programme about which the hon. Member was very much concerned. In the land development pro-

gramme, plotted development and group housing have had the major share. About 125 residential areas including Group Housing and resettlement schemes have been developed by DDA. The Land Development Programme has the following highlights :

Land placed at the disposal of DDA :  
Residential

About 19,170 hectares.

(i) General	About 5382 hectares
(ii) Slum and JJ	About 2250 "
(iii) Group Housing Societies	About 1847 "
Horticulture	About 2,926 "
Industrial	" 1,090 "
Commercial/Institutional Circulation etc.	" 3,487 "
Area under development under litigation and encroachment	" 2,187 "

These are the various dimensions which the DDA will have to look after. We should be proud of what the DDA has been doing. As my colleague has already said, we are

having an ambitious Master Plan and the neighbouring States of Uttar Pradesh, Rajasthan and Haryana have already agreed in principle to decentralise the population

[Shri Buta Singh]

growth in Delhi and also to establish satellite towns around Delhi in an area of about 100 Kms. On all sides with a view to reduce the pressure on Delhi and make life in Delhi congenial and liveable. All these things will have to be carried out by the DDA and we should not discourage these young engineers and the officials of the DDA who are at the moment engaged in this huge task.

15.20 hrs.

DEMANDS FOR GRANTS (GENERAL),  
1984-85

Ministry of Law, Justice and Company  
Affairs—Contd.

MR. CHAIRMAN : The House will now take up further discussion and voting on the Demands for Grants under the control of the Ministry of Law, Justice and Company Affairs.

Shri Rajnath Sonkar Shastri to continue his speech.

श्री राजनाथ सोनकर शास्त्री (सैदपुर) : माननीय सभापति जी, मैंने पिछले दिन ला मिनिस्ट्री की डिमांड्स पर बोलते हुए अपनी बात को समाप्त नहीं किया था और कहा था कि समाचार भारती जैसे प्रतिष्ठान पर ध्यान देना चाहिए। मान्यवर, यह बात खत्म हो चुकी थी लेकिन आज एक नई बात सामने आई है और वह यह है कि समाचार भारती के बोर्ड की बैठक 4 तारीख को होने वाली थी और इसी बीच दुर्भाग्यवश अक्षय कुमार जैन, जो उसके चेयरमैन हैं, उनको कोई एक लम्बी बीमारी हो गई है। इसलिए ऐसी उम्मीद की जाती है कि यह बैठक 4 अप्रैल को नहीं होगी और ऐसी सूरत में 3 माह से 18 माह तक का वेतन जो उस संस्थान के कर्मचारियों को नहीं मिला हुआ है, मैं आपसे अनुरोध करूंगा कि आप इसकी जांच कम्पनी ला बोर्ड से कराएं और उनके वेतन को दिलवाएं और उनकी दिक्कतों को दूर करें।

अब मैं आपसे कानून मंत्रालय के हिस्से पर

बात करूंगा। निश्चय ही कानून मंत्रालय एक बहुत बड़ा मंत्रालय है और देश का हर आदमी कानून का आदर करता है। हमारे मुल्क की परम्परा यह रही है कि न्यायालय भगवान का मन्दिर माना जाता था और न्यायाधीश को हम दूसरे ईश्वर की संज्ञा देते थे। लेकिन, बड़े दुख के साथ कहना पड़ रहा है कि जिस न्यायालय और न्यायाधीश का इतना बड़ा आदर किया जाता था, आज देश के अन्दर लगातार उसकी प्रतिष्ठा गिरती जा रही है। यह सबको मालूम है कि छोटे न्यायालयों में पेशकार, पुकार करने वाला, चपरासी और टाईप वाबू तथा इसके बाद साहब की गाड़ी चलाने वाला ड्राईवर भी होता है। ऊपर से लेकर नीचे तक कोई भी ऐसा कर्मचारी नहीं है जो न्याय को बेचता न हो अथवा न्यायालय के अन्दर खुले-आम घूस न लेता हो। हमारे यहां उत्तरप्रदेश में सब लोगों की जुवान पर है कि न्यायालय के अन्दर गांधीजी की तस्वीर टंगी हुई है और वह अपना हाथ शांति मसीहा के रूप में दिखा रहे हैं। गरीब किसान जब पेशकार से बात करता है तो वह घूस मांगता है। पुकार करने वाला आदमी कहता है कि यहां तो गांधी जी की तस्वीर है और वे कहते हैं कि पांच रुपया लो, उससे कम नहीं। गांधी जी को भी न्याय के मन्दिर में बड़नाम किया जा रहा है। हमारे देश की कैसी विडम्बना है कि वकील, बैरिस्टर और जज के होते हुए भी आज न्याय मंगा होकर नाच रहा है। न्यायालय कुछ लोगों के लिए स्वर्ग तो जरूर है लेकिन इस मुल्क की 90 प्रतिशत जनता के लिए न्यायालय आज नरक का घर हो चुका है। जज का लड़का जज ही होता है। लेकिन, खेत जोतने वाले हलवाहे का लड़का जज नहीं हो सकता, वह हलवाहा ही होगा। जब वह न्याय मांगने जाता है तो वह जज का लड़का उसके साथ सौदा करता है। मैं निश्चित रूप से कहना चाहूंगा कि आज हमारे मुल्क में न्याय काफी महंगा है। न्याय के लिए आज आम जनता परेशान है। लॉ कमीशन की 87वीं और उसके बाद की कुछ रिपोर्टों को मैं अभी देख रहा था। उनमें कहा गया है कि कोर्ट फीस बढ़ती ही जा रही है। कोर्ट फीस देने के लिए गरीब आदमी बहुत परेशान हो गया है। कोर्ट फीस का मामला