

# LOK SABHA DEBATES

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## LOK SABHA

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Wednesday, September 5, 1990/  
Bhadra 14, 1912 (Saka)  
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The Lok Sabha met at three minutes  
past Eleven of the Clock

[MR. SPEAKER *in the Chair*]

## ORAL ANSWERS TO QUESTIONS

[*Translation*]

### DDA Flats in Madipur, New Delhi

\*387. SHRI HARISH RAWAT:  
Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the amount of monthly instalment of flats constructed for poor and lower income groups by the slum wing of the Delhi Development Authority in Madipur, New Delhi is beyond the paying capacity of an allottee of lower income group;

(b) if so, the amount of instalment fixed and the reasons for fixing that amount;

(c) whether any representation has been received from allottees that the period for payment of instalment should be increased from 15 years to 30 years and the amount of these instalments reduced proportionately; and

(d) if so, the response of Union Government thereto?

[*English*]

THE MINISTER OF URBAN DEVELOPMENT (SHRI MURASOLI MARAN): (a) to (d) A statement is laid on the Table of the Sabha.

## STATEMENT

A representation was received by the DDA from the allottees of Madipur Janta flats (414 Lal Qrs.) Residents Welfare Association.

The amount of instalment fixed is Rs. 325.20 per month for 20 years, besides initial deposit, as per DDA's policy on hire-purchase terms in respect of Janata flats.

The representation was, *inter alia*, for recovery of the balance of the initial deposit in 6 instalments spread over a period of one year and the remaining amount in instalments spread over a period of 20 years.

Existing terms already provides for payment of monthly instalments spread over 20 years. In so far as the demand notice regarding initial deposit was concerned, DDA has already offered to accept one-third of the amount demanded as a first step.

[*Translation*]

SHRI HARISH RAWAT: I have seen the reply given by the hon. Minister and it appears that the officials have not briefed him properly and wrong information was given to him. In the reply the hon. Minister has said that the flats in question are Janta Flats whereas the fact is that their quality is even worse than that of any slum area. Therefore, I would request the hon. Minister to correct his reply. Those flats are not Janta Flats but slum flats. The number of flats as given in the reply is also not correct. The amount of instalment fixed is not Rs. 325 per month but Rs. 468 per month. These flats have been constructed to benefit the weaker section of the society and their cost will be recovered in 15 years, so

I would like to ask the hon. Minister whether the Government would consider the proposal to reduce the amount of instalment and increase the duration of recovery from 15 years to 25 years?

[*English*]

**SHRI MURASOLI MARAN:** Sir, I will take up the last part of the question of the hon. Member first. The instalments are paid for a period of twenty years. So, twenty years' time has been given.

**SHRI HARISH RAWAT:** Actually, I think within a period of fifteen years, you are recovering the money. Kindly find out this. The instalment is not Rs. 325 but it is Rs. 468 per month. (*Interruptions*)

[*Translation*]

**MR. SPEAKER:** First let him complete the reply and then you ask another question.

[*English*]

**SHRI MURASOLI MARAN:** Twenty years' time is the general pattern for the Janata or EWS flats all over Delhi. The same criteria will be applied in this particular category also, *i.e.* the Janata Flats of Madipur.

Regarding quality, if there are any specific instances in this particular Madipur Janata Flats, naturally DDA will rectify the same.

[*Translation*]

**SHRI HARISH RAWAT:** Mr. Speaker, Sir I got an opportunity to go there is a meeting. I, myself have seen the condition of these flats. The material used there is of very low quality and the flats are virtually on the verge of collapse people are residing there under compulsion. Will the hon. Minister get these flats as also that area inspected? Even basic facilities-like lavatories, bathrooms, drinking water, etc. are not available there. So I would like to know whether the Government is considering to provide

these basic amenities to the residents of that area?

[*English*]

**SHRI MURASOLI MARAN:** Sir, the residents of that particular area have given a petition demanding that the repayment time should be extended to twenty years.

One of the silver lining in the dark cloud is that, they are willing to pay—they are there right from 1986 but so far they have not paid any instalment money. Now, they are very happy and they are willing to pay. Definitely DDA people will inspect the premises and do necessary things.

**SHRI SONTOSH MOHAN DEV:** Another weaker section of the country is the Members of Parliament.

Three Cooperative Housing Societies were established and land was allotted. The Supreme Court quashed it. I am not against the decision of the Supreme Court but whether the Government will consider that the Members of Parliament from both Houses—who had formed the Cooperative Societies will be given alternate land in the very near future.

**SHRI MURASOLI MARAN:** Sir, what the hon. Member has said is true—not that we are weaker sections—that we formed Cooperative Societies and in the manner in which they were formed and in the manner in which the land was allotted was later struck down by the Supreme Court.

Therefore, the new Government has formed a new policy that 40 per cent of the land hereafter will be allocated for the Cooperative Societies alone.

Sir, I am very happy to say that about 400 Societies will be given land in Papankalan and other areas and I am told that four or five societies in which the hon. Members are members will be getting the same because they are eligible.

**SHRI H. K. L. BHAGAT:** Sir, the hon. Minister is a knowledgeable Minister I believe and the Ministry of Urban Development which he heading (*Interruptions*)

Now, I am sure he is aware that under the Slum Wing of the Administration, there are a very large number of flats—one category only is designated as Janata Flats and a large number of flats are there in various colonies, in different areas and in various constituencies—and a proposal was pending before the Ministry of Urban Development for liquidating them in their favour. When does he propose to implement? Until then, it is the duty of the Government to see that they are properly repaired. This is number one.

Secondly, I would like to know from the hon. Minister whether he would issue instructions that until these flats are under the control of the Central Government—it is the responsibility of the Government to repair them and also to see that the ownership question is settled quickly without delay.

**SHRI MURASOLI MARAN:** This question was brought to our notice, and various representations have been made by hon. Members like Mr Khurana, Prof. Malhotra and Shri Tarif Singh, and many others. (*Interruptions*)

**SHRI H. K. L. BHAGAT:** Your reference to them, in answer to my question, is for obvious reasons. (*Interruptions*)

**MR. SPEAKER:** Mr Bhagat, take your seat. It is on record that Mr Maran is replying to Shri Bhagat's question.

**SHRI MURASOLI MARAN:** For several years those people living in Inder Lok and other areas in tenements were not paying any rent. At the same time, Government is spending crores of rupees for repairing those things. The previous Government had taken a decision to convert

them into ownership flats. But there were a lot of difficulties regarding the amount to be paid, the interest to be paid and the value to be fixed. Now we are having a reappraisal of the entire problem. Very soon, we will be arriving at a right kind of solution acceptable to the people.

**SHRI H. K. L. BHAGAT:** He has not answered. (*Interruptions*)

[*Translation*]

**SHRI MADAN LAL KHURANA:** If you issue an order just one month before the election.....(*Interruptions*)

[*English*]

**MR. SPEAKER:** I will come to you Mr. Khurana.

[*Translation*]

**SHRI ARIF BAIG:** Mr. Speaker, Sir, through you I would like to inform the hon. Minister that the compound wall of Jhuggi—Jhonpari area of Pandar Nagar was constructed of very poor quality material and as a result the wall later collapsed and three members of a family died there. Till now neither a Jhuggi has been erected for the bereaved family nor any compensation has been paid to them. I would like to ask the hon. Minister whether he would do something in this regard?

[*English*]

**SHRI MURASOLI MARAN:** We are on what is called Madipur. For this particular question I require notice.

[*Translation*]

**SHRI MADAN LAL KHURANA:** Mr. Speaker, Sir, I would like to know the number of flats constructed and allotted by the DDA during last ten years? Is it true that some flats remain vacant for years together due to the absence of water, electricity and other basic facilities. They remain unallotted for six or eight years which means that either they are

dangerous for living or basic facilities are not available there. How many such flats are there in Delhi?

[*English*]

**SHRI MURASOLI MARAN** I agree with the hon. Member that certain flats are lying vacant.

**SHRI MADAN LAL KHURANA:** How many?

**SHRI MURASOLI MARAN:** I have no figures because the question is about Madipur. I will supply it. They are unoccupied because certain basic facilities are not available. (*Interruptions*)

**MR. SPEAKER:** You are not the Minister, Mr. Khurana. Let us hear the Minister.

(*Interruptions*)

**MR. SPEAKER:** No cross-talk between the former Minister and Mr Khurana please.

**SHRI MURASOLI MARAN:** If we allot the houses, the hon. Members will raise a question: why did you allot a house without electricity, without water facilities and other things? The reason is: there is lack of coordination between DDA and other agencies. There is no macro-planning, or general planning. These things are being rectified now.

[*Translation*]

**SHRI CHHARIRAM ARGAL:** Mr. Speaker, Sir, this year the Government is celebrating Dr. Ambedkar's Birth Centenary and 40,000 flats have been constructed under Ambedkar Awas Yojana for the people belonging to lower income group and scheduled castes. So I would like to ask the hon. Minister whether these flats have been allotted and if not the reasons therefor and the time by which the allotment will be made? Secondly, Delhi is the Capital of the country and some Members of Parliament who lose elections do not

vacate their bungalows. I want to know whether the hon. Minister has given any priority to such MPs also? Is such priority being reintroduced for M.Ps by the DDA?

[*English*]

**SHRI MURASOLI MARAN:** I haps the hon. Member refers to the Ambedkar Awas Yojana. According to the scheme, 20,000 flats have been planned for Scheduled Castes and Scheduled Tribes. But, unfortunately, the High Court stayed the entire proceedings. Therefore, we could not proceed in this matter.

[*Translation*]

**SHRI RAMASHRAY PRASAD SINGH:** Mr. Speaker, Sir, these flats are of a very poor quality. I would like to know from the hon. Minister as to when these flats were constructed, under whose supervision these were constructed, who was the Minister in-charge at that time and whether the Government intends to take action against those persons?

[*English*]

**SHRI MURASOLI MARAN:** To which flats is he referring to? I could not hear him properly. (*Interruptions*) These flats were built in the pre 1986 period. (*Interruptions*)

**SHRI B. N. REDDY:** I have been an architect and builder and I know the problem of buildings, construction. Here the government provides money and make a policy. But the executing authorities are always the bureaucrats and the engineers. So, I have seen that there is no conviction, no commitment and no sincerity among the people. They are just doing the work as if they are just doing it because they are asked to do it. Can the Government or can the hon. Minister call these people and tell them that they are going to do the job of these people as if it is their own house? They are not bothered about anything. There is no life; there is no electricity and all that.

I am also a member of the Consultative Committee. It has been proposed that Rs. 77,500 crores will be spent in the Eighth Five Year Plan for building about 2.7 crore houses. What is that we have done upto now? Already ten months have passed. Have we done anything at all so far?

**SHRI MURASOLI MARAN:** What the hon. member says is quite true. Unless there is commitment and dedication, this kind of work cannot proceed to the satisfaction of all. But just calling officers and talking to them will not yield any results. There are reports of Consultative Committee, Estimates Committee, Balakrishnan Committee and so many other committees. They have given their opinions that DDA should be re-organised. But, so far, we could not proceed in a big way in the sense that when every time we take up this problem, the question of re-organisation of Delhi comes up. Therefore, we could not proceed further. Regarding housing problems, this is something else. So, I require a notice for that.

**SHRI P. R. KUMARAMANGALAM:** The hon. Minister must be aware that when the Congress was in power, they took a decision that they would replace leasehold land by freehold. I would like to know why is it not being implemented? Are they improving upon it? What system are they adopting or are they not able to take a decision on the system because of supporting parties? We would like to know whether there is any decision on converting leasehold into freehold—abolishing leasehold system and going in for freehold system.

**SHRI MURASOLI MARAN:** Though the hon. member's question is not related to this question, I like to answer it, because, there was a decision by the previous Government to convert the leasehold into freehold.

**SHRI MADAN LAL KHURANA:** One month before the election.

**SHRI MURASOLI MARAN:** Just before the election. (*Interruptions*)

**SHRI H. K. L. BHAGAT:** I seek protection for the Minister.

(*Interruptions*)

**MR. SPEAKER:** I have not called you.

(*Interruptions*)

**MR. SPEAKER:** Please take your seat.

(*Interruptions*)

**SHRI MURASOLI MARAN:** Even though the decision was taken one month before the election, it was not implemented. Though they had thirty day's time during which they could have notified it, they did not do it.

**SHRI P. R. KUMARAMANGALAM:** Why do you not do it? (*Interruptions*)

**MR. SPEAKER:** What is this? Let us hear the Minister.

**SHRI MURASOLI MARAN:** Their rates were not accepted by the people of Delhi.

**SHRI MADAN LAL KHURANA:** It was anti-people.

**SHRI MURASOLI MARAN:** They could not sell the idea to the people.

**MR. SPEAKER:** Mr. Minister, please look at the Speaker.

**SHRI MURASOLI MARAN:** Naturally, we have to consult all those people who have experience in Delhi and who have put in lot of service in Delhi. It has to be improved upon. We are doing it.

**SHRI P. R. KUMARAMANGALAM:** I would like to know the dates. I have specifically asked the hon. Minister as to how much time are they going to take to do it. (*Interruptions*)

**SHRI H. K. L. BHAGAT:** Fifty square yards decision is Congress decision.

**SHRI P. R. KUMARAMANGALAM:** Fifty square yards is without payment.

**SHRI MURASOLI MARAN:** We cannot do it piece-meal. We will release it very soon.

[*Translation*]

**SHRI MADAN LAL KHURANA:** For 10 years, no action was initiated by them. (*Interruptions*)

[*English*]

**MR. SPEAKER:** No cross talk between Mr. Khurana and Mr. Bhagat please.

(*Interruptions*)

[*Translation*]

**SHRI YUVRAJ:** Sir, may I know from the hon. Minister if there is any scheme to construct flats for the 10 lakh families in Delhi belonging to the lowest income group? Is there any scheme under which flats can be allotted to these people in at the earliest?

[*English*]

**SHRI MURASOLI MARAN:** Perhaps the hon. Member is referring to the people living in JJ clusters. The Delhi Administration has come out with a three-pronged strategy to resettle the people who are living on the land which is immediately needed for Government purposes and the second category is of people who are living in these areas where the land may not be required during the Eighth Five Year Plan. They will be given incentives and facilities needed. Another one-third population, consisting of people living in areas where that land may not be necessary for projects will be given tenurial rights and HUDCO and other banks will give them financial assistance to build the houses and make other improvements.

### **Unemployment Allowance to Unemployed**

388. †**SHRI C. P. MUDALAGIRIYAPPA:**

**SHRI V. KRISHNA RAO:**

Will the Minister of LABOUR be pleased to state:

(a) the number of job seeking persons in the country;

(b) the total amount required by Government to give them the unemployment allowance; and

(c) how the required money is proposed to be made available?

[*Translation*]

**THE MINISTER OF LABOUR AND WELFARE (SHRI RAM VILAS PASWAN):** (a) to (c) Total number of job-seekers with the Employment Exchanges at the end of May, 1990 was 333.53 lakhs. Not all the persons registered with Employment Exchanges are necessarily unemployed. There is no proposal to give any unemployment allowance to all such registered persons and, therefore, any concretisation of the resources required will be premature.

[*English*]

**SHRI C. P. MUDALAGIRIYAPPA:** Mr. Speaker, Sir, first of all, my question is about the number of job seekers in this country. The answer given is about the names registered in the live registers of the employment exchanges. That is not my question. Part (a) of my question is about the number of job seekers in the country. Anyway, I wanted to know from the hon. Minister whether he is going clear all these names by providing employment incorporating the right to work in the Fundamental Rights of the Constitution?

[*Translation*]

**SHRI RAM VILAS PASWAN:** Sir, official intimation can be given only about the people whose names