

to ensure that steel is available to all sectors of the economy, particularly, the most important priority sectors. Therefore, demand assessment is an annual exercise.

Then, there is a quarterly exercise again to match the rolling plan to the demand. So, it is not that demand exercise is being done once in a while.

**SHRI ANANDA GAJAPATHI RAJU :** The Visakhapatnam Steel Plant is on steam, and only Rs. 700 crores have been allotted to that plant this year. Will the amount be increased, so that the date of completion i.e. 1987 is met, and this production schedule of the Visakhapatnam Steel Plant is added on to the perspective plan, the rolling plan and the annual review, so that it will make the Steel Plant there a reality, and not just a paper plant which we have thought it is, all these years ?

**SHRI K.C. PANT :** The trouble is that my hon. friend appears also to convey this impression to his State Government, because they have not taken action on the water scheme i.e. to supply water to Visakhapatnam. One of the critical points for the start of that project is that water should reach it in time. I would request his assistance to get the State Government to supply water. Central Government has given them special loans now, to see that they supply this water. It is an assistance which is normally not given to the State Government; but it is one of the critical factors. I am glad that he has raised this point. The target date is 1988, and not 1987. We shall still try to complete the project by the target date. That is our effort. But even there, this will be one of the factors. I am glad that he has raised the question. I publicly appeal to him to see that the State Government completes its part of the project in time.

**SHRI ANANDA GAJAPATHI RAJU :** We will complete the water scheme. Let him complete the steel plant.

#### Illegal Transfers of Land in Delhi

165. **SHRI RAM DHAN :** Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that a large number of lease or sub-lease holders of the Delhi Development Authority land have illegally transferred the land allotted to them under power of attorney system, causing huge loss of stamp duty to Delhi Administration and also generating black-money in the process; and

(b) if so, the remedial action being taken among others to abolish the lease-hold system which is considered responsible for this state of affairs ?

**THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (DALBIR SINGH) :** (a) : Some instances of such transfer have come to the notice of the D.D.A.

(b) The terms and conditions of allotment of residential plots by the DDA do not permit their transfer/sale by the lessee/sub-lessee except with the prior permission of the lesser. Any contravention of this condition renders the allotment liable to cancellation. Therefore, whenever any case of such contravention is brought to notice, action to determine/cancel the lease is taken by the D.D.A. The lease-hold system is not considered mainly responsible for such unauthorised transfers.

[Translation]

**SHRI RAM DHAN :** Mr. Speaker, Sir, the hon. Minister has admitted that some instances of this type have come to the notice of the D.D.A. The illegal transfers are generating a lot of black-money and if the Government had realised duty on this amount, then there would have been no need for it to seek foreign aid. This is how the parallel economy is functioning in our country and the biggest bungling is taking place in case of land transfers in the rural as well as in the urban areas. In Delhi there is a place called Vasant Vihar where senior officials were allotted flats. The flats have been sold to big capitalists and the transactions involve crores of rupees. But these transactions do not figure in the official records. This is the situation everywhere. All such transfers are made through power of attorney and the D.D.A officials are also involved in it. He must also be aware of it. People are very well aware of the reputation of D.D.A. I want to know

from the hon. Minister whether it is the responsibility of only the public to inform the Government in this regard? Is it not the responsibility of the Government to set up a machinery to check black money which is being generated on account of it? Is the Government prepared to set up a machinery to check such unauthorised transfers?

**SHRI DALBIR SINGH :** It is not true that the D.D.A. officials are involved in it. Out of the complaints made against the residential scheme of the D.D.A., in 6 cases, plots have been cancelled by the D.D.A. because those were sold by the lessee without informing the lessor. There are two cooperative societies which had sold plots without the prior permission of the D.D.A. Show cause notices have been issued in 40 such cases. 8 plots have been cancelled and 22 cases are under examination. After inquiry, 10 cases were found to be baseless. Those cases have been filed after the inquiry. I have been no information about the colony mentioned by the hon. Member. If he has any such information, he may pass it on to us in writing. We shall investigate the complaint.

**SHRI RAM DHAN :** Mr. Speaker, Sir, my question has not been answered. I had asked whether the Government is willing to set up a machinery which would function as an intelligence agency and take measures to check such illegal transactions. Today, it is a well-known fact that there is considerable bungling in such transactions but our Government insists that it has not come to its notice. There is a saying : *Mundhun aankh katahun kutchh nahin*. It means that we cannot see anything if we shut our eyes. The Government is not aware of it although the whole world knows that such illegal transfers are taking place. In view of the situation, is the Government thinking of framing some laws to check the unauthorised transfers taking place through power of attorney etc. resulting in tremendous loss to the Government?

**SHRI DALBIR SINGH :** Mr. Speaker, Sir, in connection with the underhand dealings, the D.D.A. had inserted an advertisement on 27.1.86 on the sale/transfer of D.D.A. flats. It was advertised that the people would have to deposit 50 per

cent of the unearned increased money. Besides, an additional 25 per cent will have to be deposited so that we can regularise it. So far as flats or plots are concerned, if a plot of land or a flat had been purchased in 1980 for Rs. 1 lakh and now it is being sold at Rs. 2 or Rs. 3 lakhs, then 50 percent of the price will have to be paid to the D.D.A. However, prior permission of the lesser has to be obtained for transfer/sale of land or flats. D.D.A. is concerned about underhand-dealings and wants to check it. Accordingly, a notification has been issued and a period of ninety days have been fixed for receipt of applications. Some applications have been received and if the response is not significant, the period might be extended by sixty days. It would enable us to regularise and also check illegal sale of flats and plots.

**SHRI RAM DHAN :** I had submitted about framing a law and about setting up of a machinery to check such malpractices.

**SHRIMATI SUNDERWATI NAWAL PRABHAKAR :** I want to know from the hon. Minister Urban Development whether the Government has assessed the extent of loss suffered by it on account of land transfers through power of attorney. Do the Government intend to grant full ownership rights in all these cases where land or flats have been transferred through power of attorney? I am asking this question because it has been found that the allottees transfer their allotments of flats or land to others soon after they get possession of them. There is a lot of bungling in it. Will the hon. Minister kindly apprise us about the steps being taken in this regard? People sell their flats or land to other people and go away and the buyers are put to trouble. Later on, even if the D.D.A. issues notice or tries to settle matters, it is of no use. So, will the hon. Member kindly tell us to what steps are being taken by him in this regard?

**SHRI DALBIR SINGH :** The Government is seized of the question of underhand dealings, and is alive to the need to control it. It has always been under our consideration and we are reviewing the Land Transfer Act so that these things could be checked. I do not have the figures asked

by you. If the hon. Member so desires, I will furnish them later.

[English]

**Master Plan for Delhi**

166. DR. G.S. RAJHANS† :  
SHRI V. SREENIVASA PRASAD :

Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether his attention has been drawn to the news item captioned "Population in Delhi Plan underestimated" appearing in the Indian Express dated 31 December, 1986;

(b) whether there is any proposal under consideration of Union Government to amend the second Master Plan keeping in view the transport problem in the capital; and

(c) if so, the time by which a final decision is likely to be taken to amend the Master Plan ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH) : (a) Yes, Sir.

(b) The Master Plan for Delhi is being modified, having regard to the perspective needs of transportation, housing and other infrastructure of its projected population in the year 2001.

(c) Government is making all possible efforts to finalise these modifications expeditiously.

DR. G. S. RAJHANS : Unfortunately, the reply is deadly evasive. "Expeditiously" means anything. It may mean five years, it may mean one day. I want to know from the hon. Minister exactly by which date this modified Second Master Plan will be available to us.

[Translation]

SHRI DALBIR SINGH : Mr. Speaker, Sir, the hon. Member's observation about expeditiousness is not correct. The plan which was formulated in 1962 was made for

20 years and our Ministry had directed the D.D.A. in 1979—two years before the completion of the plan period in 1981—to chalk out a modified second Master Plan. About 800 objections and suggestions in respect thereof have been received, for which the D.D.A. has set up a special board as well as a steering Board. It was hoped that it would complete its work by March but it will take some more time. Our Ministry is seized of the issue and we want that all the modifications in our Master Plan of Delhi for the period 1981-2001 should be made at the earliest so that it could be submitted to the cabinet for approval. Hence, it is not that we are making any delay in processing all these matters.

[English]

DR. G.S. RAJHANS : In view of the unprecedented growth in population in and around Delhi, I want to know from the hon. Minister whether this Modified Master Plan will have any co-relation with the Plan relating to the National Capital Region.

[Translation]

SHRI DALBIR SINGH : As regards the population growth, according to 1981 census the population of Delhi was 62.2 lakhs and it is growing at the rate of 4.34 per cent per year. D.D.A. is alive to this problem and D.C.P.O. and other authorities are also vigilant about all its aspects. Experts on this subject and organisations like N.C.R. are also giving their suggestions and recommendations. Our next plan would be prepared after considering all these aspects.

[English]

SHRI SURENDRA PAL SINGH : Sir, is it a fact that in the original Master Plan of Delhi, the entire forest area along the ridge was earmarked as the green belt and that was done in order to preserve the forest area from degradation and encroachment? May I know what is the position today? Is it the same as was originally stipulated or has it decreased considerably?

SHRI P. KOLANDAIVELU : Even in the Master Plan ?