

7. A high-powered committee may be set up, which should include the Lt. Governor, Inspector-General of Police, representatives of tenants and house-owners. This Committee may have overall control to investigate false criminal cases registered against tenants by the house-owners and also ensure that rent receipts are issued by every house-owner to the tenants.

**SHRIMATI PARVATHI KRISHNAN:** The Tenants' Welfare Association has been facing this problem of rack-renting going on for quite some time. Therefore, they have brought it to the attention of the Ministry; and all that the answer gives us is the information about the statement. I would like to know what steps government intends taking in order to see that this whole problem of very high, exorbitant rents is gone into and the tenants are given protection.

**SHRI BIJU PATNAIK:** Normally, if there is an instance of violation of the law, the disputes are taken to the High Court by either side; but in this case, suggestions have come from the Association, which have a bearing on the Delhi Rent Control Act; and I can assure the hon. Member that the suggestions contained in the Memorandum will be given due consideration before finalizing the amendments to the Delhi Rent Control Act now under consideration of the government.

**SHRIMATI PARVATHI KRISHNAN:** One of the points raised by them is that Government should set up a commission to go into the mat-

ter systematically and evolve some scientific basis, on which rents can be fixed, so that adequate return is also assured to the house-owners. The reason why this demand is there, is that irrespective of what has been the investment originally, the landlords tend to harass the tenants, to get rid of them so that the landlords can push up the rents. What is the reaction of the government to the suggestion for setting up a commission with regard to the Delhi Rent Control Act? Are they going to set up such a commission?

**SHRI BIJU PATNAIK:** The suggestion of the hon. Member in the garb of a Question, has been taken note of. I can assure the hon. Member that it will also be taken into consideration.

#### **Allotment of Land to Societies during Emergency in Delhi**

\*306. **SHRIMATI AHILYA P. RANGNEKAR:** Will the Minister of WORKS AND HOUSING AND SUPPLY AND REHABILITATION be pleased to state:

(a) whether the Government are aware that more than 40 acres of land was allotted during emergency to 15 societies in Delhi at the rate of rupee one per square yard while the market value in these areas ranged from Rs. 200 to Rs. 400 per square yard;

(b) if so, the details thereof; and

(c) the reaction of the Government thereto?

**THE MINISTER OF STEEL AND MINES (SHRI BIJU PATNAIK).** (a) and (b). A statement is laid on the Table of the Sabha.

(c) As per Government orders issued in February, 1964, land is allotted to recognised schools and colleges and for hospital buildings at the rate of Rs. 5000/- per acre which comes to about Re. 1/- per sq. yd. If any deviations from this policy are brought to notice, this will be looked into.

## Statement

Land allotted to societies to Delhi at the rate of Rs. 5000/- per acre during June, 1975 to end of March-1977.

Sl. No.	Location	Name of Societies	Area allotted in acre	Rate charged per acre
<i>Land allotted by D.D.A.</i>				
1	Janakpuri	Happy Montessorie School Society	4.050	Rs. 5000/-
2	Janakpuri	S.S. Mora Singh (Nila) Charitable Trust	4.000	"
3	Janakpuri	Surajmal Memorial Education Society	8.425	Rs. 5000/- & Rs. 1/- lakh per acre (Hostels & Staff quarters)
4	Janakpuri	Oberoi Education Society	4.000	Rs. 5000/-
5	Safdarjang	Safdarjang Enclave Education Society	1.829	"
6	Safdarjang	Hill Grove Education Society	1.700	"
7	Malviya Nagar Extn. North of Badarpur	New Green Field Education Society	3.450	"
8	Wazirpur, Phase II	Modern Public Education Society	2.000	"
9	East of Kailash	Tagore International School Society	1.180	"
10	Naraina	Gyan Mandir Education Society	1.940	"
11	Zamrudpur	Blue Bell Education Society	1.700	"
12	Rajouri Garden	Cambridge Foundation Education Society	4.000	"
13	Rajouri Garden	New Era Education Society	4.000	"
14	Munirka	J.D. Tytler School Society	1.500	Rs. 5000/- per acre
SUB TOTAL			42.774	
<i>Land allotted by Ministry</i>				
15	Mata Sundri Road	Mata Sundri College (Delhi Sikh Gurudwara Management Committee)	0.758	"
16	R. K. Puram	Janta Adrash Shiksha Sansthan	1.611	"
17	New Rajinder Nagar	Sant Nirankari Mandal	3.830	"
18	Tis Hazari	St. Stephen's Hospital Society	1.299	"
19	Chanakyapuri	British School Society	1.318	"
20	Dhaura Kuan	Indian Mountaineering Foundation	1.600	"
21	New Rajinder Nagar	J.D. Tytler Schools Society	3.500	"
22	R. K. Puram	National Association for the Blind	0.500	"
23	R. K. Puram	Delhi Public School Society	1.412	"
24	Rouse Avenue	Andhra Education Society	1.092	"
Sub Total			16.920	
GRAND TOTAL			59.694	

श्रीमती अहिल्या पी० रांगनेकर :  
 अध्यक्ष महोदय, मेरे सवाल का जबाब नहीं आया है। इमरजेंसी के दौरान 13 केसेज ऐसे हैं जो कांग्रेस के बड़े बड़े लीडरों से सम्बन्धित थे, और उसके पहले 300 सोसाइटीज ने प्रार्थना पत्र दिए थे लेकिन उन को न देते हुए इन लोगों को आउट आफ टर्न दिया गया है और उनमें से किसी का नाम इस लिस्ट में नहीं दिया गया है जो हम को दी गई है। जैसे जनता सोसायटी जिसकी अध्यक्ष श्रीमती सुभद्रा जोशी हैं, इसी तरह से आप देख सकते हैं जे० डी० टाइलर युवक कांग्रेस का अध्यक्ष था उन के नाम से दो प्लॉट अलॉट हुए हैं। यह सब इमरजेंसी के दौरान हुआ है और 400 प्लॉट आउट आफ टर्न दिए गए हैं जिसका कोई जिक्र जबाब में नहीं है, बहुत सी सोसायटीज के नाम नहीं हैं। क्या यह सही है कि उनको आउट आफ टर्न दिया है? यदि हां, तो इसकी जांच होने वाली है कि नहीं? एक, एक सोसायटी को 2, 2 दिया हुआ है। जे० डी० टाइलर, शशि भूषण आदि की जो सोसायटी है उनको आउट आफ टर्न दिया है। यदि ऐसा है तो क्यों आउट आफ टर्न दिया गया, क्या इसकी आप जांच कराएंगे।

SHRI BIJU PATNAIK: The hon. Member has raised a question about land allotted to societies in Delhi during the emergency. So, I have given a list of the land allotted during emergency. Allotment in the case of Shrimati Subhadra Joshi which she mentioned was prior to emergency, as early as 1974. As far as Shri Shashi Bhushan was concerned, he was not given any concessional rate. He was given at the rate of Rs. 1 lakh. There are two rates, namely, Rs. 1 lakh an acre and Rs. 5,000 an acre. So, no special favour was shown to his society.

MR. SPEAKER: Was any land allotted out of turn to anybody in the Congress?

SHRI BIJU PATNAIK: That information is not available. She asked a question as to whom the land was issued during the emergency, and I have given her the list. As far as Mr. Tytler is concerned, he had also paid at the rate of Rs. 1 lakh an acre. First he was allotted 0.2 acre for which he paid at that rate. After August, 1975 the possession of the land was granted to this gentleman. Then as far as Shri Bhushan's case, on 25th May, 1973 the DDA indicated that half an acre can be allotted to his institution. at the rate of Rs. 1 lakh an acre. On 14th July, 1975 the allotment was made. The money was deposited, the possession was taken and the lease deed executed on 11th April, 1977, that is, after the emergency.

SHRIMATI AHILYA P. RANGNEKAR: My question about out of turn has not been answered.

MR. SPEAKER: I have asked that question on your behalf.

SHRI BIJU PATNAIK: That does not arise out of the hon. Member's question.

श्रीमती मुणाल गौरे : अध्यक्ष महोदय, उसकी जांच करायेंगे कि नहीं? अगर अभी मालूम नहीं है तो इसकी जांच अब करायेंगे।

SHRI BIJU PATNAIK: The question is very simple. 40 acres of land were allotted during the emergency.

श्रीमती अहिल्या पी० रांगनेकर :  
 आउट आफ टर्न होगा तो इसकी जांच करेंगे कि नहीं।

SHRI BIJU PATNAIK: It is not that I do not have the information. But I have to go through the file.

MR. SPEAKER: We should remember that the concerned Minister is not present here.

श्री बीजू पटनायक : जांच जरूर कराएंगे ।

MR. SPEAKER: He has no information. The concerned Minister is not here, as he is not well. That is what he has written to me.

श्री उग्रसेन : अध्यक्ष महोदय, इस सवाल को इस समय टाल दिया जाय, जब मंत्री महोदय आएंगे तो जवाब देंगे ।

MR. SPEAKER: No. All the questions today are in the name of this Minister. He is not well. Therefore, we cannot postpone them now. To that extent we will lose other questions.

श्रीमती अहिल्या पी० रांगनेकर : इन सब चीजों के बारे में दिल्ली मैट्रो-पोलिटन काउंसिल के एक एग्जीक्यूटिव काउंसिलर श्री मदन लाल खुराना ने होम मिनिस्टर को एक खत लिखा है, क्या मंत्री महोदय को मालूम है कि ऐसा मैमोरेण्डम आया है ? उन्होंने यह मैमोरेण्डम 11-5-77 को भेजा है, मैं जानना चाहती हूँ कि इसके बारे में जांच होगी या नहीं ?

SHRI BIJU PATNAIK: The hon. Member is straying from the point. I did not want to raise it because her question would have rebounded on her. The total number of applications by recognised societies for which such land can be allotted lying with the DDA does not exceed 20 in number, not 300, and those with the Ministry number 12. About Mr. Khurana having written a letter to the hon. Home Minister or somebody else, we have no such information.

श्री कंबर लाल गुप्त : डी० डी० ए० के अलाटमेंट के कुछ रूल्स हैं कि, किन सोसाइटीज को उन्हें अलाट करना है । जो स्कूल, कालेज या पब्लिक इंटरैस्ट की चीजें हैं, उनको अलाटमेंट 1 रुपए गज कर दिया जाता है । टाइलर साहब जो यूथ कांग्रेस के प्रेजिडेंट हैं, उनका स्कूल प्राइवेट टीचिंग शाप है ।

That is a private teaching shop. It is not recognised. It may be a registered trust, but all the benefits go into the pockets of one person. There are some other persons like him who have been allotted land. Will he hold an enquiry into all such cases, whether during the emergency or prior to that, right from 1972 to 1977 to see whether there are irregularities, and can he assure us that if there are irregularities, necessary action will be taken?

SHRI BIJU PATNAIK: I cannot only appoint a committee, but Government can assure the hon. Member that wherever illegalities are found, they will be corrected.

SHRI SONU SINGH PATIL: Government orders regarding allotment were made in 1964. May I know whether these orders were operative during 1975-77 and whether these orders were meant only for the then existing societies or for future societies as well? As the matter appears to be fishy, will the hon. Minister institute an enquiry because this involves a terrible loss of money to Government?

SHRI BIJU PATNAIK: It was the policy of the Government to allot land at a cheap cost to institutions recognised by Government, like schools, hospitals etc. In fact, even in the case of hospitals or institutions where hostels are to be built, that area is charged at the rate of Rs. 1 lakh per acre i.e. instead of Re. 1 a sq. yard, it is about Rs. 20 a sq. yard. In the list

which I have submitted to the House, land was given to societies or institutions which are recognised by Government. As far as Mr. Tytler's school society is concerned, I understand that the school is not yet recognised by the Government. I have already answered that if any illegality has been committed, that will be looked into and corrective steps will be taken.

**SHRI YADVENDRA DUTT:** Whether it is a fact that the allotment of land is benami and the real allottee is somebody else and that gentlement is now trying to dispose it of at a higher rate in order to earn profit.

**SHRI BIJU PATNAIK:** That cannot be disposed of without the concurrence of the Government.

**श्रीमती मृणाल गोरे :** क्या सरकार ने इस सम्बन्ध में कोई शर्त लगाई है, और क्या वह सजग रहेगी कि यह जो जमीन दी गई है, जिस काम के लिए वह दी गई है, उसी काम के लिए उस का उपयोग होगा और किसी दूसरे काम के लिए नहीं होगा ?

**SHRI BIJU PATNAIK:** Yes, Sir.

### Housing Scheme for poor in Gujarat

**\*307. SHRI PRASANNBHAI MEHTA:** Will the Minister of WORKS AND HOUSING AND SUPPLY AND REHABILITATION be pleased to state:

(a) whether the housing scheme for poor in Gujarat State is reported to be in doldrums;

(b) if so, whether hundreds of half completed houses in the rural areas for poor in the various districts of Gujarat are likely to be damaged and reduced to rain-soaked rubble during

the coming monsoon season because of lack of funds;

(c) whether this is due to the lukewarm attitude of nationalised banks who have given loans only to 5000 people out of 16,000 applications;

(d) whether the State Government have requested the Centre for more funds so that the people may not suffer; and

(e) what is the reaction of Government to their request and steps being taken to help the poor people to set up their houses?

**THE MINISTER OF STEEL AND MINES (SHRI BIJU PATNAIK):** (a) No such report has been received.

(b) Does not arise.

(c) The banks have speeded up their work and have sanctioned 7,250 loan applications out of 17,721 loan applications.

(d) No, Sir.

(e) Does not arise.

**SHRI PRASANNBHAI MEHTA:** During my election tour and post-election tour I have seen hundreds of half-completed houses of the homeless rural poor in my district and similar situation prevails in various districts of Gujarat. The same thing is also reported in the Economic Times dated 8th June, 1977. It will be observed from my question that the previous Congress Government have completely neglected this housing problem of rural poor and have not paid due attention to this problem. Therefore, I would like to know from the hon. Minister (a) whether or not it is a fact that only 34301 houses have been completed out of 65464 houses which were in progress; (b) the progress of granting loans is found to be poor and very slow and (c) the proper communication between the head office, regional office and field offices is found to be poor and that has worsened the situation.