

served by Dimapur airport, 74 kilometers away. Gangtok is catered to by helicopter. Government have plans for development of airports at Itanagar and Gangtok and Vayudoot has plans to provide air services there as soon as the airports are commissioned.

[*Translation*]

SHRI R. M. BHOYE : Mr. Speaker, Sir, is there any proposal to start Vayudoot services in Union Territories and in various districts of the country?

[*English*]

SHRI JAGDISH TYTLER: Sir, the question relates to the Delhi being connected to the State Capitals, but anyway subject to the availability of the traffic and capacity we have, we would like to connect every part of the country so that we could make some money and at the same time serve the people.

MR. SPEAKER: That is possible only if Finance Ministry could give you more money.

[*Translation*]

SHRI R. M. BHOYE: My second question is whether Vayudoot services will be expanded to link Delhi with the various Parliamentary constituencies so that the Members can reach Delhi conveniently?

SHRI JAGDISH TYTLER: We have no such proposal at present.

SHRI BALKAVI BAIRAGI: In that case Sikar will also be covered.

[*English*]

SHRI P. M. SAYEED: Sir, I want to know from the Hon. Minister, the Lakshadweep Airport has just been started a couple of months back. They have started levelling the ground. It took nearly one-and-a-half year to take a decision to offer the contract for the

work. May I now ask the Hon. Minister by what time this Airport will be commissioned.

SHRI JAGDISH TYTLER: By March, 1988, Sir.

SHRI SHANTARAM NAIK: Sir, as far as Goa is concerned, the name of the Airport there is Dabolim. Dabolim is the name of a village. Since Goa is on the international tourist map, people normally do not come to know by seeing the map as to which place it represents. Dabolim is about 34 Km. away from the State capital, therefore

MR. SPEAKER: What is there in the name?

SHRI SHANTARAM NAIK: Sir, the question is when the place of airport is away from the State capital, whether he would name that airport as Goa Airport so that people from other places should come to know about it?

[*Translation*]

MR. SPEAKER: You give him in writing and he will look into it.

[*English*]

SHRI EBRAHIM SULAIMAN SAIT: Sir, I would like to know as to when the Calicut Airport will be ready because for years and years we have been waiting and nothing has been done so far?

SHRI JAGDISH TYTLER: Sir, by the end of this year, I expect to start the Calicut Airport.

Sale of Deed for DDA Houses

*102. SHRI P. M. SAYEED: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the number of cases in which the allottees of DDA houses have made full payments but the registration of sale deed in favour of allottees is still pending;

(b) the exact number of years in each case that have lapsed after making full payments asked for by the DDA;

(c) whether Government employees who have obtained Housing Building Advance are facing difficulties in the absence of proper sale deed for the houses allotted to them; and

(d) if so, the steps taken or proposed to be taken to meet their grievances?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): DDA executes conveyance deeds of the flats in favour of the allottees on receipt of requests for the same after full payment has been received from them. There are 971 such cases in which conveyance deeds are still to be executed. Out of these, in 500 cases the requisite formalities have been completed by DDA and documents are being sent to the allottees for getting them stamped and registered within a month. The remaining 471 cases are being processed.

(b) The 471 cases remaining to be processed are less than 3 months old.

(c) and (d). Execution of conveyance deed is not a condition precedent to availing of House Building Advance by a Government employee. The procedure permits raising of such loan on an agreement to be executed by the allottee after the payment of initial registration has been made, on certain conditions which include mortgaging the property in favour of the President.

SHRI P. M. SAYEED: Mr. Speaker Sir, it appears from this reply that the allottees are responsible for the delay in executing the sale deed. As per the answer given, there are 971 cases pending for registration. They have very skillfully managed to give an answer that out of the 971 cases, the requisite formalities have been completed by the DDA with regard to 500 cases and that the documents are being sent to the allottees to get them stamped and registered within a

month. These documents are not sent. They are being sent. Out of the 971 cases, they have somehow bifurcated 500 cases, thus giving an impression that the ball is in the allottees' court now. It is also stated that the remaining 471 cases are less than three months old. With regard to the 500 cases, I want to know how much time has been taken in sending the documents for executing the sale deed after full payment has been made.

[*Translation*]

SHRI BALBIR SINGH: Mr. Speaker, Sir, the hon. Member has asked about the conveyance deeds.

[*English*]

"There are 971 cases in which conveyance deeds are still to be executed."

[*Translation*]

Now it is not so. In case of the Janata and LIG Schemes, 3 per cent duty has been exempted and they have to pay 5 per cent as a municipal transfer charges and MIG allottees have to pay 8 per cent. The hon. Member has asked as to how much time will be taken to dispose of 500 cases. When conveyance deed forms are issued to the allottees, it is their duty to send them duly filled in between 30 to 90 days. We are continuously processing the forms. We are further thinking of not giving them possession until we receive the forms. Conveyance deed forms are sent to the allottees after the completion of the flats and it is their duty to send us the forms duly filled in. We send several reminders to them and in spite of that these forms do not reach us. I agree with the hon. Member. We are processing these cases and as regards these 500 cases, we are expediting the process so that conveyance deed forms reach us at the earliest.

[*English*]

THE MINISTER OF STATE OF THE MINISTRY OF CIVIL AVIATION AND THE MINISTER OF STATE OF THE MINISTRY

OF TOURISM (SHRI JAGDISH TYTLER):
The DDA is in a mess. (*Interruptions*)

SHRI P. M. SAYEED: The Minister says that the DDA is in a mess.

PROF. MADHU DANDEVATE: Sir, kindly see that the words 'DDA is in a mess' are recorded.

MR. SPEAKER: Why should they be expunged? They are not unparliamentary.

SHRI P. M. SAYEED: In the absence of a proper sale deed for the house allotted to them, the government servants are really facing some difficulty. The Minister has replied that the execution the conveyance deed is not a condition precedent to availing of house building loans from the Government. In the same reply, he also says that the loans are raised 'on certain conditions which include mortgaging the property in favour of the President'. Unless the property is mortgaged in the name of the President of India, the employees will not get the loan. Unless they execute the sale deed, they will not get the house. Will you please find some way to alleviate the problems of the government employees? So many cases are reported in the press also in this regard.

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI) : The hon. member has raised a very relevant question. The burden of signing the conveyance deed is on the allottee. When the DDA sends the papers to the allottees, it is presumed that they will return the documents within 90 days to register themselves. So, I think it is in the best interests of the Government employees to

(*Interruptions*)

SHRI AMAL DATTA: Let the Minister kindly explain this. It is not the law of the land for the purchaser to prepare the conveyance deed.

SHRIMATI MOHSINA KIDWAI: I am telling you the system of DDA

SHRI AMAL DATTA: How can you rise above the law of the country? You are saying something which goes against the law of the country.

SHRIMATI MOHSINA KIDWAI: I am replying to this specific question. You can put supplementaries after this.

(*Interruptions*)

[*Translation*]

MR. SPEAKER: This is the D. D. A. law.

[*English*]

SHRI AMAL DATTA: But you are giving an answer to the Parliament which is violative of the law.

Parliament which is violative of the law.

SHRIMATI MOHSINA KIDWAI: The problem is this. There are certain duties, as my colleague has said, 5 per cent for the Municipal transfer duty and 3 per cent Stamp Duty. Now, Janta LIG flats are exempted from the stamp duty. But this five per cent duty which goes to the Municipal Corporation remained. That is why I think they are not very much interested in signing the document and I am not very happy about this system.

So, I am going through all these things and I will try my best to ask the DDA to evolve such a system in which these papers should be given to the allottees at the time, when they ask them for the full payment of their flats. So, I think it will be easy because revenue for the Municipal Board is also very necessary and it should be done in such a way that the sufferer, i.e. the Municipal Board, gets the money and the allottee, get the conveyance deed signed and the ownership is given to them.

SHRI BHADRESWAR TANTI: May I know from the hon. Minister whether it is true

that the DDA houses are at present not available to the applicants? But surprisingly enough, the DDA houses are now at the disposal of the private property dealers who can very well get the DDA houses easily. What actions are being taken by the Minister to check all these things?

SHRIMATI MOHSINA KIDWAI: Mr. Speaker, Sir, I have already said that this system will be amended and the sale deed.

(Interruptions)

SHRI BHADRESWAR TANTI: I am asking you a specific question, whether any middlemen are involved in this matter? I want a very specific answer from you. The DDA houses are available with the middlemen, i.e. the private property dealers.

SHRIMATI MOHSINA KIDWAI: The houses are in their possession. There is no condition that the built up houses should be given in the possession of the allottees only after executives of the conveyance deed. So, after taking the possession, they sign this conveyance deed. So, there is no problem of giving them possession. The flats are in the possession of the allottees. But, I would say that this question pertains to the conveyance deed only. You can give.....

(Interruptions)

SHRI BHADRESWAR TANTI: I would like to know whether you are going to take any action against these people?

(Interruptions)

MR. SPEAKER: That is all right.

SHRI CHANDRA PRATAP NARAIN SINGH: Sir, the problems faced by the allottees are according to their needs. There is a reason and lacuna in this which I think the hon. Prime Minister in a Press Conference at Calcutta has stated and i.e. the plots and the land should become freehold from leasehold. Then, the lacuna which the hon. Minister is trying to explain would I think not fall on

the shoulders of the allottees.

Is this being considered by the Department and when will it be implemented?

SHRIMATI MOHSINA KIDWAI: There is another question regarding this freehold land. I think at that time, you can rise this question. This question does not pertain to anything - either leasehold or freehold - but it is the question which pertains to the conveyance deed of the allottee.

SHRI CHANDRA PRATAP NARAIN SINGH: I had said that was the problem. But if this was done, it would help. There is the statement by the Prime Minister. What is the department doing regarding it?

Metropolitan Cities as National Cities

103. **SHRIMATI N. P. JHANSI LAKSHMI:** Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the National Commission on Urbanisation has recently recommended to Union Government for the protection of the four Metropolitan cities, Delhi, Calcutta, Bombay and Madras from the health point of view;

(b) if so, whether the Commission has evolved a concept of national cities; and

(c) if so, what steps Government have taken to implement the recommendation?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI): (a) to (c). The National Commission on Urbanisation has termed the four metropolitan cities of Calcutta, Bombay, Delhi and Madras as National cities, being so large and of such vital importance to the country that their health, prosperity and efficient functioning are of national concern, and have made suggestions on how there can be national support in their development. Views of the State Governments etc. on the Commissions' recommendations are still awaited.