

the attitude of the individual banks, and their local officials. Some of the banks are very cooperative; but wherever we notice any bottlenecks and any complaints, we take up the matter.

DR. B.N. SINGH: I spoke about Chhotanagpur division.

RAO BIRENDRA SINGH: This is an individual case.

DR. B. N. SINGH: Chhotanagpur consists of three districts—Hazari-bagh, Giridih and Dhanbad.

RAO BIRENDRA SINGH: There must be several banks operating in that area. There may be many banks doing the same thing. If you bring to our notice difficulties with regard to any particular block or districts and specify the banks, we shall take up the question with the Finance Ministry and the Reserve Bank.

Increase in price of flats released by D.D.A. under new Housing scheme, 1979

*145. PROF. AJIT KUMAR MEHTA:

SHRI RAM PYARE PANIKA:

Will the Minister of WORKS AND HOUSING be pleased to lay a statement showing:

| Cat. | No. of flats allotted by draw of lots. | Localities |
|--------|--|---|
| MIG | 1428 | Vikaspuri, Dilshad Garden, Janakpuri, Rampura. |
| LIG | 4598 | Vikaspuri, Rajouri Garden, Bodella, Shalimar Bagh, Rampura, Pitampura, Lawarance Road. |
| JANATA | 7897 | Rajouri Garden, Ashok Vihar, Avantika, Vikaspuri, Dilshad Garden, Nand Nagri, Pitampura, Shalimar Bagh. |

(c) The DDA has reported that about 1,57,077 registered persons are awaited allotment under the New Pattern Housing Registration Scheme, 1979. All of them are expected to

(a) whether it is a fact that D.D.A. has released some flats by draw of lots under New Pattern Housing Scheme, 1979 (HUDCO);

(b) if so, the number thereof, category-wise and area-wise;

(c) the number of persons who are awaiting allotment and the time by which they are likely to be allotted flats;

(d) whether it is also a fact that DDA has raised the prices of flats more than 75 per cent since the commencement of this scheme, if so, the reasons thereof; and

(e) when D.D.A. is likely to issue letters to persons who have been allotted flats recently?

THE DEPUTY MINISTER IN THE MINISTRY OF WORKS AND HOUSING (SHRI BRAJAMOHAN MOHANTY): (a) to (e) A statement is laid on the Table of the Sabha.

Statement

(a) Yes, Sir.

(b) The details of flats allotted as reported by the DDA are given below:

get allotment during 5 to 7 years period subject to availability of finances and building materials.

(d) The DDA has reported that at the time of commencement of the

scheme, the plinth area and the estimated cost mentioned in the brochure were only illustrative and were subject to revision depending upon the exigencies of layout, cost of construction etc. The prices at the time of release/allotment varied from area to area depending upon the plinth area and specifications and were worked out on actuals without including any element of profit.

(e) The DDA has reported that it is expected that the demand-cum-allotment letters will be issued in a month's time for the flats which have been recently allotted.

प्र० अजित कुमार मेहता : अध्यक्ष महोदय प्रश्न के भाग (ग) को देखे। मैंने पूछा था कि क्या मकान की कीमत 75 प्रतिशत के लगभग बढ़ी हुई है? इस का कोई भी उल्लेख जवाब में नहीं किया गया है। मैं मान लेता हूँ मंत्री महोदय की चुप्पी से कि वास्तव में मकानों की कीमत में 75 प्रतिशत की वृद्धि हुई है। हुडको निवास योजना अल्प आय के व्यक्तियों के लिए प्रचारित की गई थी। पिछले तीन वर्षों में इस की कीमत में 75 प्रतिशत की वृद्धि हुई और जैसा कि मंत्री महोदय ने आश्वासन दिया है कि अगले पांच से सात वर्षों में सब लोगों को मकान मिल जाएगा तो वैसी स्थिति में हम गलत नहीं होंगे अगर यह सोच लें कि कीमत 225 प्रतिशत बढ़ जाएगी। ऐसी स्थिति में जिन लोगों ने मकान पसंद किया था और जिन लोगों ने सोचा था कि ऐसा मकान उन की आमदनी की सीमा के अन्दर होगा जब 225 प्रतिशत उस की कीमत में वृद्धि होगी तो निश्चित रूप से उम की आमदनी की सीमा के बाहर ये सब मकान चले जाएंगे। 18-12-81 को मंत्री महोदय ने दूसरे सदन में यह स्वीकार किया था कि प्रसाद नगर में जो मकान बने हैं उन मकानों में सब-स्टेडर्ड

मैटीरियल इस्तेमाल किए गए हैं और कंस्ट्रक्शन भी सब-स्टेडर्ड हुआ है। ऐसी स्थिति में जब 225 प्रतिशत कीमत बढ़ जायगी तो ऐसे लोगों को जिन के लिए यह योजना बनाई गई थी मकान मिल पाएंगे क्या? हम तो समझते हैं कि उनकी आमदनी की सीमा के बाहर चले जाने के कारण उन लोगों को मकान नहीं मिल पाएंगे।

अध्यक्ष महोदय : आप अपना जवाब खुद ही दे रहे हैं ?

प्र० अजित कुमार मेहता : तो मंत्री महोदय ऐसी योजना प्रचारित ही क्यों करते हैं जो अमल में न आवे? इस से तो केवल जमीन की कीमतें बढ़ती चली जा रही हैं। तो मैं मंत्री महोदय से जाना चाहता हूँ कि क्यों इस प्रकार की कल्याणकारी योजनाओं को प्राथमिकता देने का उन का विचार है ?

SHRI BRAJAMOHAN MOHANTY: I share the anxiety of the hon. Member about the rise in the cost of Janata flats. When it was estimated in the year 1979, the price has gone up, and the price has gone up to an extent which could not been foreseen at that time. (Interruptions)

SHRI BIJU PATNAIK: Who allowed this price to go up?

SHRI BRAJAMOHAN MOHANTY: If I am correct, when the hon. member was the Steel Minister, does he recollect how many times he has raised the price of steel? That should be remembered. The Government is very much careful and alert; and the DDA is also very much alert so that the price does not increase; and whatever increase is there, that must be on account of the rise in the cost of material and labour. I can place before this House the figures. We are giving the land at very cheap rates, that is Rs. 62 per sq. metre. The price

of land itself will be much less than the market rate. So, I understand the difficulty of the poor people to purchase a House, but that is the compulsion of the situation which we cannot avoid.

प्रो० अजित कुमार मेहता : अध्यक्ष जी, मेरे सवाल का जवाब नहीं मिला। मैंने पूछा था क्या कल्याणकारी योजनाओं को प्राथमिकता देने का आपका विचार है— इसका कोई जवाब नहीं दिया।

SHRI BRAJAMOHAN MOHANTY: This is not being implemented by HUDCO; this is being done by DDA on 'no profit and no loss basis.'

प्रो० अजित कुमार मेहता : कुछ दिन पहले पब्लिक एकान्ट्स कमेटी ने अपने प्रतिवेदन में यह सिफारिश की थी कि इस प्रकार कीमत का जो अनुमान लगाया जाता है उसमें मार्केट में कीमतों के आगे बढ़ने की प्रवृत्ति को देखते हुए कुछ अधिक अनुमान लगाया जाए ताकि एकायक साइकोलोजिकल इफेक्ट ऐसा न हो कि कीमतें बहुत बढ़ गई हैं।

अध्यक्ष महोदय : यह आंकड़े यहां थोड़ी ही दिए जायेंगे।

प्रो० अजित कुमार मेहता : कम से कम उस प्रतिवेदन को ध्यान में रखने का विचार है या नहीं? अगर उसको ध्यान में नहीं रखा गया है तो उसका क्या कारण है? साथ ही इसमें सरकार की ओर से कुछ सब्सिडाइज करने का भी इरादा है या नहीं?

अध्यक्ष महोदय : डा० स्वामी

DR. SUBRAMANIAM SWAMY: In view of the PAC recommendations and the general news items which appeared in the newspapers, I want to know whether it is a fact that Government now proposes to appoint a new Vice-Chairman of the DDA.

THE MINISTER OF PARLIAMEN- TARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH): The appointment of the new Vice-Chairman of the DDA is completely an administrative matter. But as my esteemed colleague just replied, we always keep in view the recommendations of the PAC; and we are also concerned about it because of the unprecedented price rise. The Government is very much concerned about it.

DR. SUBRAMANIAM SWAMY: Are you proposing to appoint a new Vice-Chairman of the DDA?

अध्यक्ष महोदय : वह तः एडमिनिस्ट्रेटिव बताया है उन्होंने।

DR. SUBRAMANIAM SWAMY: This is a question asking for information. He can say, yes or no. Why is he hiding the truth?

Requirement of credit and godown space by Sugar Industry

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*149. SHRI GHUFRAN AZAM:
SHRI K. LAKKAPPA:

Will the Minister of AGRICULTURE pleased to state:

(a) whether it is a fact that with the highest ever production of sugar, the sugar industry is facing problems of urgent credit requirements and inadequate godown space for its storage; and

(b) what steps have been taken by Government in this regard to help in storing the sugar stocks and arranging credit facilities?

THE MINISTER OF AGRICULTURE AND RURAL DEVELOPMENT AND CIVIL SUPPLIES (RAO BIRENDRA SINGH): (a) In view of record production of sugar during the current year, problems of credit requirement and inadequate godown space were brought to the notice of the Government.