

1709 Insurance (Amendment) 7 DECEMBER 1955 **Delhi (Control of 1710
Building Operations) Bill**

not accept the Rs. 1,80,00,000 for a long period. That is not correct. When the offer was made by Mr. Dalmia for the first time, there was some condition. Before that, there were certain other persons who were not concerned who made the offer. But we could only deal with the person who was the delinquent, and when the offer was conditional, we said that we could not accept it. The moment we got an unconditional and voluntary offer, we accepted it, making it very clear that the criminal liability, if established as a result of the police investigation, would not be affected thereby. Therefore, we have taken the care to see that the interests of policy-holders are safeguarded. If any interest is to be taken, we will do that also. If on further enquiry, the Administrator finds that a certain further sum is due from Mr. Dalmia, that will have to be paid. For that also, we have taken guarantees from three parties, as I have mentioned earlier. Therefore, the charge that the Government rather hesitated to take this money earlier and that the interests of the policy-holders were not safeguarded is absolutely baseless and unfounded. With regard to the Tropical Insurance Company and other companies, whatever funds are to be recovered, all possible efforts will be made to recover those funds that are due to those insurance companies by the delinquent persons. Uptill now there were these difficulties; but now that these difficulties are removed. I can assure the House that wherever there is any lapse, we will remove it with the powers given to us.

[MR DEPUTY-SPEAKER *in the Chair*]

Mr. Deputy-Speaker: I hope there are no amendments to the Bill.

Shri M. C. Shah: No, Sir. This is the third reading.

Mr. Deputy-Speaker: I know it; but I was asking it to decide whether I should say that the Bill as amended be passed. All right.

The question is:

“That the Bill be passed.”

The motion was adopted.

DELHI (CONTROL OF BUILDING OPERATIONS) BILL]

The Minister of Health (Bajkumari Amrit Kaur): I beg to move:

“That the Bill to provide for the control of building operations in Delhi, be taken into consideration.”

In doing so, in view of the fact that six hours have been set aside for the discussion of this Bill and also in view of the nature of the amendments that I have received, I have a feeling that a certain amount of confusion has arisen in the minds of some of the Members as to what this Bill really is. I would like to make it perfectly clear that this Bill is only a very small interim measure to cope with the haphazard construction that has been going on in Delhi and the Health Ministry, in particular, have been viewing it with great alarm. At present there are so many authorities who are concerned with the administration of land in the various sectors of Delhi. The result has been that it has never been possible to take concerted and effective action to tackle the housing problems of Delhi in a methodical manner. There used to be a master plan of Delhi, but that has really been smashed because of the way in which construction has been going on. Therefore, in order that speedy and efficient steps in this matter might be taken. I myself proposed to the Cabinet that there should be a single authority to deal with planning and development of the urban areas of Delhi in place of the existing numerous authorities. The question of the constitution of this authority has been before this House. It has also been accepted in principle by the House and the Bill is now being framed. I plead for understanding of this Bill. In fact, this little Bill for

* Moved with the recommendation of the President.

[Rajkumari Amrit Kaur]

an interim authority actually says that the new Development Authority will come into being on the 1st January, 1957, so that this measure is a short interim measure, as I have said, brought into being simply to stop a large number of haphazard buildings that are spoiling the lay out of Delhi and the proper growth of Delhi.

From the amendments that have been sent to me.....

Mr. Deputy-Speaker: Why is it confined to four months?

Rajkumari Amrit Kaur: Up to 31-12-56.

I would like to make it perfectly clear that only such constructions as are built without obtaining the permission of the Authority after the date of the Controlled Area Notification which was very recent, October, 1955, may be demolished, if anybody breaks the law. The Bill is not going to apply to buildings which already exist and have been completed before the date of the Ordinance, whether those buildings were authorised or even unauthorised. This Bill will not deal with them at all.

The Provisional Authority, contemplated in this Bill, does not develop and will not sell land; nor will it undertake any slum clearance. I think, if these points are made quite clear, the Members who have sent in amendments will realise that the points that they have raised, do not really arise. All these measures will continue to be carried out by the Delhi Improvement Trust or any other Authority to which the land belongs until everything is replaced by the proposed Delhi Development Authority. So I submit that all the points that have today been raised may be brought up when the Bill for appointment of the real Delhi Development Authority comes up before the House. In order not to cramp the hands of this Authority in the matter of anybody disobeying the Ordinance since

it was promulgated the other day, that power naturally cannot be taken away and should not be taken away from the authority.

As far as the fulfilling directly or indirectly the assurances that have been given on a number of occasions is concerned, that question also does not arise. Because, whatever regulations are made by the Delhi Development Provincial Authority, these relate to future developmental construction of buildings and they do not affect or attract any of the assurances that have been given by the Government so far. I think that these points should have been understood if the Bill had been properly read or examined.

The rules regarding actual day to day working of the Authority under clause 19 will provide for any matter as far as notice of 2 months, from the receipt of application and things like that are concerned. This Authority will function up to 31st December, 1956, only. I said, January 1957. Actually it is 31st December 1956. As regards appeals to High Courts, etc., coming into the picture, you know what they mean. They will just fail because in such a short time nothing is going to be done which is going to affect anybody in any adverse manner.

There was one amendment to omit the words 'other apparatus'. I would like to make it clear to the Movers of that amendment that 'other apparatus' refers to things like water meters and things that have not been mentioned definitely. There are water meters, electric meters and various other such operations which sometimes require the carrying out of one type of work or the other. The words 'other apparatus' include these small things and these naturally should be exempted from the operation of this Bill.

There is another amendment that there may come on this Committee two Members of Parliament elected

from amongst themselves. I am perfectly willing to accept that suggestion. If the M.P.s take an interest in Delhi, I shall be only too happy to welcome two Members of the Lok Sabha. Another amendment has also been given by which two representatives, to be elected from amongst themselves by the Members of the Delhi Vidhan Sabha, are to be on the Committee. As a matter of fact, two representatives of the Delhi State Government have already been included, and they have been nominated by the Government. Should this House wish that they should be nominated by the Delhi Vidhan Sabha? I am even willing to accept that: but not in addition to the two representatives of the State Government. Either of these two will have to remain. One of them is a Member of the Lok Sabha and the other is a Minister of the present Delhi State Government. If the House wishes that two Members elected by the Delhi Vidhan Sabha should be brought in, it will be in the place of the two Members that are already there.

I wish to assure the House once again as far as the Delhi Improvement Trust is concerned because, I know that the Members have a feeling that the Improvement Trust has done many things which it should not have done and that it has demolished buildings and not given alternative accommodation etc. We have heard this argument often. While I do not plead that the Improvement Trust has been an absolutely perfect body and that it has not been guilty, as every human being is, of certain sins of omission and commission, I do claim for the Improvement Trust that it has never demolished buildings, it has never gone back on any assurances that have been given and that it has never asked the people in the areas that it has cleared whether they be slum areas or other areas, to leave without giving them alternative accommodation. These assurances, as far as the Improvement Trust is concerned, do still exist and will continue to exist.

In view of what I have said, I hope that this Bill will not, as I have said, take up more than half an hour of the precious time of this House—we have so much to do—and I do sincerely hope that, in view of the fact that this is only an Interim Authority to prevent haphazard constructions, the House will agree to the speedy passage of this Bill.

Shri Gidwani (Thana): Have I rightly understood the hon. Minister that this Bill will not apply to buildings constructed before this?

Rajkumari Amrit Kaur: No. It will apply to future constructions because, if we allow buildings to go on in the haphazard manner in which they are going on,—I make no difference here between Government buildings and private buildings—Delhi will be ruined unless we take matters in hand.

Shri Mohanlal Saksena (Lucknow Distt. cum Bara Banki Distt): Have I understood the hon. Minister correctly to say that even unauthorised buildings which have been constructed so far will not be interfered with?

Rajkumari Amrit Kaur: No. They do not come within the purview of this interim measure. I have accepted two Members of the Lok Sabha on the Committee; the Chairman of the Delhi Municipality is there, the Chairman of the New Delhi Municipality is there, two representatives of Delhi will also be there. I think there will be ample safeguards to see that nothing is done that would upset anybody.

Mr. Deputy-Speaker: Motion moved:

“That the Bill to provide for the control of building operations in Delhi, be taken into consideration.”

Six hours have been allotted under the impression that the scope of the Bill would be very wide. The Bill, as it says, will be alive for a year as a temporary measure. Apart from the Bill, if the Bill is not going to affect any existing buildings, whether

[Mr. Deputy-Speaker]

lawfully erected with or without permission, and only future buildings will be regulated and the regular permanent Authority will be constituted later on, may I ask the House whether we can reduce these six hours to two hours or even less than that?

Shrimati Benu Chakravarty (Basirhat): Once an allotment of time has been made, the convention is that if the discussion falls through, that time is automatically taken over for the next Bill. I think, instead of having a new motion before the House we may continue according to the old convention, that if there are no speakers, it falls through.

Pandit Thakur Das Bhargava (Gurgaon): I submit that the Business Advisory Committee has apportioned time, and it is for the Business Advisory Committee also to reduce that time, unless the discussion collapses here or the House is agreeable by itself to reduce the time: Now, it is very debatable as to what is the scope of the Bill. I will not take the assurance of any Minister so far as the scope of the Bill is concerned. I will go by the words in this Bill.

Mr. Deputy-Speaker: Of course, it is open to the House. Let us watch the debate. In view of the statement that this Bill does not apply to existing buildings, the speeches will naturally be short, and if we save time we do save time. Therefore, it is unnecessary to have an idea regarding this. Before the statement of the hon. Minister I wanted to ascertain the views of the House as to what time should be allotted for general discussion and what time for the amendments and so on. Will hon. Members who would like to participate in this discussion kindly rise in their seats? There are eleven.

Shri Kamath (Hoshangabad): What about absentees.

Mr. Deputy-Speaker: I will make provision for a couple of absentees.

Shri Radha Raman (Delhi City): Several others who are absent will also participate.

Pandit Thakur Das Bhargava: I suggest at least four hours should be given for general discussion and two hours for amendments. These are not the only amendments. Other amendments are also coming. I have given notice of about 17 amendments more already. There are at least 25 amendments.

Mr. Deputy-Speaker: Amendments do generally take time. There is no meaning in hustling. I have been seeing it. We have only six hours in all. If we have half an hour for the third reading and 2½ hours for clause by clause discussion, the general discussion will take up 3 hours.

Shri Radha Raman: 3½.

Mr. Deputy-Speaker: Then, two hours for clause by clause consideration and half an hour for third reading.

Shri Radha Raman: I rise to support this Bill placed before the House by the hon. Health Minister.

Mr. Deputy-Speaker: Hon. Members will have 15 to 20 minutes each.

Shri Radha Raman: For the last so many years Delhi has been developing fast, and it is a matter of great disappointment that this Capital city which has a historic background and is noted for its activities has got slums in all parts of the City, and though the Government has been trying to check the haphazard growth, still there have been agencies here and there which have been doing what they liked. If the Government wanted to improve the conditions in certain slums we have found there are many more places which are created as slums by these agencies. Naturally, therefore, Delhi has been crying that there should be a single authority with powers to control the haphazard constructions that have been going on.

As the hon. Minister just now pointed out, the scope of the Bill is limited, and she wants that there should be

an authority now, that should control the future growth. This Bill has nothing to do with the existing buildings and unauthorised structures and the previous assurances, it is said, will continue to exist. The assurances that have been given before have not been fulfilled by the executive to the entire satisfaction of the people who are living in Delhi, and therefore we have been always feeling that unnecessary hardship is experienced by many of the people who are living in Delhi.

This is an interim measure and it is the desire of the Government that a full-fledged Bill should come after one year. I feel that if this authority is created it will help the natural and healthy growth of the town of Delhi and New Delhi and I certainly wish to welcome the Bill. But I have my own doubts and apprehensions, and they are that the authority which is now being created will not be in any way better than what we have seen and experienced in the case of the Delhi Improvement Trust.

The hon. Health Minister has just now accepted that there have been many acts of omission and commission on the part of the Delhi Improvement Trust. The people of Delhi have been expecting that the recommendations of the Birla Enquiry Committee will be fully implemented but I have to say with disappointment that most of them have not been implemented. Whenever the matter has been brought to the notice of the Health Minister she has said she and the Government are doing their utmost. Still we find there is no relief given to many people who are living here and there.

It is the desire of the Government to control haphazard growth, but unless the Government comes forward with a comprehensive scheme of developing housing in the surrounding areas of Delhi, it will be very difficult to have this Bill properly implemented. I am afraid, therefore, that this authority which is being created will bring more hardships on the growing population of Delhi which desires to have more living space, and

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many more houses of all types, for the poor as well as the middle class and upper class people. I am therefore rightly apprehensive that this authority will serve a check to haphazard growth but at the same time tend to slow down the construction activity in Delhi.

It is suggested that this authority does not bar a person who wants to construct a house to get permission from the Government, but I know that in the ordinary course if a person wants to construct a house even in the outskirts of the City, he has to undergo a lot of formalities and it takes some months or in some cases a year before the plans are returned duly approved. Sometimes, there are technical reasons for which the plans are disapproved and it takes quite a long time to get them approved. You can just imagine when the desire on the part of the people is to get living accommodation what such delays mean.

Mr. Deputy-Speaker: Hon. Members who want to converse may talk a little more slowly. I am afraid there won't be any quorum unless I am a little indulgent. Therefore, let them not talk loudly. Let the speech that is being made be audible. The other talks and speeches need not be audible.

5 P.M.

Shri Radha Raman: I was saying that there will be undue hardship for these common people who desire to construct houses on the plots inside the cities as well as in the outskirts. I have already submitted that in the ordinary course, a plan which is submitted either to the Improvement Trust or to any of the municipal committees has to undergo so many formalities that it takes an unusually long time to get their approval and many a time, the plans are returned for very technical reasons, though they are prepared by a duly approved architect either of the Improvement Trust or the Delhi or the New Delhi Municipal Committee. While it is true that the intention of Government is to see that people

[Shri Radha Raman]

should have better houses, they should live in comfort, and that they should build more actively and speedily so that more buildings may come up, yet I am afraid this Bill will put more impediments in the way of persons who want to construct new houses. I hope the hon. Health Minister will take this factor into account and see that even if some extra expenditure may be incurred, there will be no impediments placed in the way of persons constructing houses in the areas which are declared to be controlled areas.

Although it is said that this is only an interim measure and that a full-fledged measure will come up after one year, yet I somehow feel that the personnel of the Authority is not very happy and is not likely to inspire confidence in the masses. It is provided in this Bill that the Chief Commissioner of Delhi will be the Chairman of this Authority. It has also been provided that there will be three representatives of the Central Government—of course, they will all be officials. Then, there will be two representatives from the Delhi State Government, besides the president of the New Delhi Municipal Committee, the president of the Delhi Municipal Committee, and the Chairman of the Delhi Improvement Trust. I find that all these persons are officials. Even the presidents of the local bodies are more or less under the thumb of Government; and if they want to take an independent attitude on matters which relate to the common people, they are not able to do so, because there is always the fear that Government may like or dislike what they want to do. I therefore feel that there should be more non-official persons on this Authority. And it is my wish.

Shri Bhagwat Jha Azad (Purnea *cum* Santal Parganas): Not wish, but demand.

Shri Radha Raman: That the chairman should be a non-official; and that he should be a public man. I also find that there is no representative

from this House on this Authority. I feel that without the representatives of Parliament, this Authority will not carry much weight.

Considering the past experience, and the disappointment which people in Delhi have felt, it is very necessary—though this Bill is only an interim measure—that the Authority should be such as will inspire confidence in the people, and will effectively fulfil the purposes for which it is being created.

In spite of what has been stated by the hon. Minister, I feel that this Bill does not touch the assurances given earlier. I am anxious to know what this Bill will say about certain buildings which were under construction or which were half-constructed, at the time the areas were being notified as controlled areas. I do not know whether they will be allowed to be constructed as scheduled or they will be demolished; in case they are demolished, what will happen to the poor people who own them. We have seen such things earlier also. I can speak from personal knowledge on this matter. Nearabout the cities of Delhi and New Delhi, the Delhi Improvement Trust notified hundreds of acres of land for acquisition purposes twelve or fifteen years ago; and those notifications stand even today. Thousands of buildings existed on those areas then, and thousands more have been constructed on those plots thereafter. Neither the Delhi Improvement Trust nor any authority including the Delhi State has mentioned anything about those areas. The people are putting in their money on construction of buildings in these areas year after year and they do not know what is going to be the future of their buildings. They do not know whether those buildings will be demolished or they will be allowed to remain as they are. In spite of the fact that they have sufficient money with them, they cannot invest it on construction, because they are apprehensive all the time that the notification may be issued any time for acquiring them and the buildings that they construct may have

to be parted with or demolished. So, they have been living in discomfort for the last so many years. But no decision is being taken by the Delhi Improvement Trust in regard to developing these areas. If this Authority comes into existence, and it is notified that such and such areas are controlled areas, then what will happen to such cases? We do not know also whether within the period that Government have in their mind these areas will be open for construction purposes, whether there will be a comprehensive plan to build houses in those areas and so on. All these matters in my opinion require a very thorough consideration from the House.

I fully realise that a Bill of this nature is very necessary, and though it is an interim measure, it should be welcome, because we do not want that this historic city should in any way be disfigured by all kinds of constructions which are going on here and there, and that there should be beauty surrounding this city which is the capital of India. There should be proper construction of buildings, and there should be an authority which will be able to control the haphazard growth all round. At the same time, as I have suggested already, there must be enough place for free and healthy growth of buildings, and there should be no impediments in the way of natural growth, because we are taking in every year nearly 60,000 people from different parts of the country, and the construction in the city either by Government or by private enterprise is not enough to meet the entire requirements. It is therefore necessary that while the control may be there, there should also be a comprehensive plan to enable those people to build new houses and live in comfort in those houses.

[SARDAR HUKAM SINGH *in the Chair*]

I do not want to take much of the time of the House. I would only say this that I have made certain suggestions, and I hope the hon. Minister will give due consideration to them. I welcome the Bill, though it

is an interim measure. It is stated in the Bill that it shall be deemed to have come into force on the 22nd October 1955, on which date the ordinance came into existence, and shall cease to have effect on 1st January 1957. I believe that January 1957 will be a hot month, because of the prospect of elections throughout the country.

Therefore, I suggest that this limit may be extended either to the middle of 1957, that is, by 6 months, or by a year, that is, till 1958.

The other suggestions I have made will, I hope receive the Minister's serious thought and I am pretty sure that some of them at least will be accepted, in the larger interest of the people of Delhi whose number is 20 lakhs at the present moment, but is increasing every year by at least 50,000 to 60,000. I support this motion.

Shri Mohanlal Saksena: I may frankly tell the hon. Minister that I am not happy at the Bill, for I know that small concessions are inimical to larger reforms. What Delhi requires, what the whole of India requires is a comprehensive housing policy from the Government. There has been haphazard growth in Delhi and round about; it is the Government which is responsible for it. After all, there was an Inquiry Committee appointed by the Government to go into the working of the Improvement Trust which had failed to fulfil the needs of Delhi during the last 15 or 16 years. After laborious efforts, that Committee came to certain conclusions. The report was submitted and recommendations were made therein. Although the Minister has been saying that she had implemented the recommendations, from what I know, most of the recommendations have remained unimplemented, with the result that she had to apologise before the House that whatever the errors of omission an commission of the Improvement Trust, we have to forgive and forget them. How can these persons who have no houses, no shelter to live forgive them? This is their vital need after food and clothing.

[Shri Mohanlal Saksena]

Not only that. What has been the policy of Government? While there has been a socialistic pattern of society, they have a capitalist land policy. You want to control rent; you do not want the rent to rise above a certain fixed limit. All the same, whatever building sites or plots are being auctioned, go to the highest bidder, to the persons who have plenty of money to invest in land. They do not do so for the sake of charging the proper rent. Either they speculated in land or they erect a building and get sufficient return in some form or shape. I have had some experience of this. I have been in correspondence with the Finance Minister and I am sorry to say that he had failed to appreciate the view for a change in this policy of land to the highest bidder. My reply to him was that it might have been the approach of an accountant or banker, but it could not be the approach of a Finance Minister of a Welfare State. After all, we aim to have a socialistic pattern of society. It means that the rent is not to go above a certain fixed limit, beyond the means of the average people. Now, when Government itself sells land to the "highest bidder" that means that that person has to invest more than the value of the land justifies.

The Finance Minister is for a housing programme of Rs. 75 crores. Government would lose something like Rs. 25 crores. Maybe so. But I say even if the Government lost Rs. 25 crores, it is going to save in some other items. If there is no proper housing, you will have to spend more on hospitals you will have to spend much more on jails and courts to keep law and order. When people are living in one room sometimes—more than one family in a room—what can you expect of them? In Delhi. I know there are persons who are spending their time even till midnight in open places during summer. What can you expect of them? They have no place to go. If the Government makes a sample survey of these houses, it will be found that these

houses are accommodating more families than one, more families than they were meant for. They are practically living in slum conditions. A house meant for a family of four or five members is accommodating ten members or more. You remain silent and offer no solution. The Chairman of the Improvement Trust was deputed to go to Europe and study the problem of housing. He came back and submitted a report. That was 18 months ago. It has been lying in government records. What action has been taken on his recommendations? The Chairman of the Improvement Trust recommended that there must be a housing policy and it should be socialised housing. Not only that; he also recommended that we should not have this policy of selling land to the highest bidder; it is altogether opposed to our socialistic pattern of society. This practice is not followed even in a capitalist country like Great Britain or Japan. There land is not sold to the highest bidder. It goes not according to the means, but according to the needs of the man. The basic thing is that he must have land on which a house can be built. He will not run away with the land. You want to make him invest in land. When I had a talk with the Finance Minister, and told him how land was being disposed of in Delhi, he was surprised that land was even more costly in Delhi than in Bombay. So the Government has been silent. The Government has not yet studied the report of the Chairman of the Improvement Trust who was deputed to go and study housing conditions in Germany, Finland, England and other European countries. I have read that report. I shall be glad to know what action has been taken on that. I expect that before the next Five Year Plan passed starts, Government will come out with a comprehensive housing policy, with a land policy which should be socialistic. Land should not be sold to the highest bidder; it will go according to the needs of the people. Because if a person can have a plot of land, I can tell you it is the biggest

incentive for him to build a house. So before setting up this temporary authority, they should have decided all these questions. But no decision has been taken. So I want that something should be done before the next Plan starts.

Now, you say you will stop construction. I am in favour of stopping haphazard construction—I have been pressing for it for the last five years. I have pleaded that land development should be treated as a public utility service. What action has been taken on that? Government sells to the highest bidder. Thereby it raises the price of land. These companies which are now dealing with land development get land cheap and sell it at a considerable profit. After all, these companies, do not invest much money. Why can not the Government act like this? Government can come to an agreement with these landowners. Afterwards, they can develop and sell this land, after making plots. There will be thousands of plots of land to be sold. Why could not the Government do it? So, what I submit is that if you are going to have this temporary authority for only a year, and Shri Radha Raman has pointed out, after that you may have election and you may not have time to bring in a comprehensive legislation till after another year. I would, therefore suggest that if you want to have this Bill, by all means have it but only for five or six months. Before that you must have a comprehensive Bill and that authority will tackle the problem of Delhi in an effective manner.

As to obtaining permits for building, I know how much money people have to spend for securing the permission from municipal boards and other authorities. How much time they have to waste. A doctor, who is my family doctor, told me he had to spend Rs. 500. Why should he have to spend? Why cannot those municipal boards and Improvement Trusts have model plans? They can choose say—these are A. B. C. and D plans. In such and such places

A type buildings can be put up. If somebody wants to make a variation or to have another plan, let him spend money over it. But this will not be done because there are vested interests. Even if the Chairman or somebody else wants it, it cannot be done. I know and it must be within the knowledge of other Members who are in touch with the people of Delhi who must be coming and telling them how these building permits are being delayed considerably in Delhi.

For some time I have repeatedly made suggestions why should not we have double storeyed building in New Delhi. After all, when New Delhi was built it was as a town it was meant only for a few lakhs of persons. The population was only about 5 or 6 lakhs. New Delhi used to be a deserted town during summer. But, since then what has happened. We have got about 20 lakhs. There might have been some justification for having these big buildings, big bungalows and extensive lawns whose rent does not even cover the maintenance of the bungalow. I have said that more than once and I am not yet had satisfactory response. Not only that. Now, the Government have allowed one bungalow to 2, something like that. Why should you have such extensive lawns for these bungalows when we know that there are thousands of persons who have no place to live in? You say, why not go and live on the outskirts of the city? But, what about transport, what about business? What about schools? These facilities will not be provided. So, when this authority comes into being, I am afraid, they will say erect some houses here and some there or something like that. But, are people going to erect houses like that? My own suggestion is this. In Old Delhi and New Delhi you have got plots of land which can be utilised.

I may tell you that in 1950 a foreign architect had made a suggestion. He submitted a proposal that he could develop land from Jumna Bridge to Rajghat just like the Bombay Marine

[Shri Mohanlal Saksena]

Drive area. He said that he did not want anything and was prepared to pay what Government may charge for about 200 bighas of land. He was prepared to pay at the rate of Rs. 5000 per bigha, by way of *nazrana* and he said he would develop it into a garden town. I have not heard anything about that proposal. It was sent to the Prime Minister and I think he must have sent it to some Ministry. This area was reserved as a green belt. I do not know how Government is going to have a green belt and who is going to pay for its maintenance. Why not we build that up? Even if the State Governments were given land from Rajghat to that place, they would have erected their own buildings for the Ministers of those Governments who have to come and stay here. Therefore, instead of the Government of India taking the responsibility for developing and maintaining that land, the burden would have fallen on the State Governments. But nothing is being done. I am sorry, I am pained, I am ashamed that during the last 5 years notwithstanding the fact that we have a Housing Ministry, a Health Ministry, and we have had many speeches, promises and assurances from them and others but nothing has come out.

So, Sir, I feel like not supporting the Bill, but I will support it because I have to support. I am not supporting it with the whole of my heart. I would like this Bill to be limited only to 31st March, 1956, so that the Government may be compelled to bring in a comprehensive Bill. After all, this Ordinance which was passed could have been passed even earlier. Why was it not passed earlier? This Bill was introduced only last Saturday. I was under the impression that the Bill is going to come in the next session. I was not even prepared for it. The Health Minister says that it is a non-controversial Bill and it will take ten minutes. Go to these places. You will see that they have built houses there because they want-

ed to build some shelter somewhere. If you can give them land in Delhi they would have built there. There are owners of these slums who would have developed them if they were given some plan. You are following a dog in the manger policy. You are not developing yourself and you are putting restrictions in the way of others. I would make a suggestion that there should be zoning. If you make rules that no land which has not got a sewer, which has not got electricity and water services can be developed, I think it is wrong. I wish to have all these services but you must know that there are towns and cities where there are no sewers today. Even in big towns they are not. So, we must know what we have, what we want to have and what are our means. So, it would be much better if we divide the whole of Delhi into zones and say such and such zones will be A class, such and such will be B class and they will have such and such services, some will have all the services and some will have a few. There is no use issuing instructions that you must have all these services; otherwise, you will not be allowed to develop. Of course, they won't develop. But, what will happen? How are the persons who need houses to be accommodated? Therefore, my suggestion is that this authority should be instructed that they must not expect that the whole area will be developed like New Delhi. It might be developed like smaller towns. But, we must have different zones and definite instructions that there should be different services for different zones. If you can have all the service, well and good. But, will this be within the means of those persons who are going to build houses? This is a question which you will have to consider.

You are not only going to frame rules but you are going to give power to the authority to frame rules. In the first instance, the Government of India will frame the rules; later on, the authority will frame the rules. But, I would like that the rules should

be placed before Parliament as in other cases. If there is anything which the people feel undesirable they can be altered and it should be laid on the Table of the House immediately after they are made.

Another suggestion, why not have all Members of Parliament from Delhi State in this authority? After all, they are not going to be paid Members. Let us just know the views of the people. You are having two Members of Parliament; why not have all the Members? After all, Parliament is passing this enactment. It is given power to make rules. Why not have all the 5 or 6 Members of Delhi who are with us. They should be ex-officio members like the Chairman of Improvement Trust or the Chairman of Municipal Boards. They will be better able to represent the views of the people as well as the wishes of the Members of Parliament here.

I think I have taken much time of the House but on a question like this I have been feeling most. What has hurt me most is the sight that people here in Delhi should be so living—two families in a house which is meant only for one family. You know what it means. It affects the health and morality. Our talk of socialistic State means nothing to them. Even in Japan you know you can have two rooms. But, if you want to have more you will have to pay additional tax. Similarly, in England if a person has got a house, he will not be allowed to build even a small hut. But, here if your purse is long you can build any number of houses, you may build even swimming pools and everything. What is this I ask? You should not allow a person who has one house to build another house. You must have a policy like that. Otherwise, you come in the way of others who want to build houses. If a person who has got one or two buildings wants to build a third house, then he is not only having land which might have been available for others but he is using building material which is

scarce. Therefore, we must have a comprehensive Bill if we want to remove this shortage of houses and to solve this housing problem. Unless we do that, I think, we shall not have made Delhi what we want it to be.

Dr. Suresh Chandra (Aurangabad): I entirely share the feelings and sentiments expressed by the hon. Member who has just spoken, but unfortunately I do not entirely agree with what he said because this is not the proper time to express all the sentiments. The present Bill seeks to enact the provisions of an ordinance, which was promulgated some time ago, as an Act of Parliament. As the hon. Health Minister has said previously, the object of the Bill is to constitute an authority for checking and regulating the large number of buildings which are being put up in a haphazard way. I feel that it is high time that such an authority should be constituted. I, however, differ from the Health Minister that by introducing a Bill as an interim measure, the purpose for which this Bill is being introduced in the House is not going to be served. Those of us who live nearly seven months in Delhi and have the time to move about and observe things in and around Delhi find that a really large number of buildings are being put up in a very haphazard manner, and the result is that a large number of slums are created in the capital of this great country. If the purpose of the Bill, as the Health Minister has pointed out, is to check and regulate the construction of these buildings, it is very important that within a few months, she should bring forward a comprehensive measure by which we will be able to check completely this haphazard way of constructing buildings and also solve the problem of housing. Simply by constituting a Development Authority, I do not think that matters will improve much because we know that an Improvement Trust exists here already and a lot of money has been spent on the Chairman who went abroad and visited Germany and other countries, but I do not know

[Dr. Suresh Chandra]

what happened as a result of his visit to Germany and other countries. We would have very much liked that the reports on his visit should have been placed on the Table of the House so that we may be able to judge the results of his research on this question in other countries. Unfortunately, nothing has been done. If we want another authority on the lines of the Improvement Trust, it is not going to solve any problem.

Though the object of the Bill is limited, in the Statement of Objects and Reasons it is stated:

“With a view to the speedy and efficient handling of the land and housing problem in Delhi, it is proposed that there should be a single Authority to deal with the planning and development of the urban area of Delhi instead of the existing multiple authorities operating in the field.”

That raises a bigger problem of housing. I feel that there has been no method for constructing buildings and the master plan, which was there, was also smashed and so I do not understand why there should be an interim measure like this.

Mr. Chairman: I hear subdued noise all round and I find some hon. Members have their backs turned to the Chair, which is objectionable. If they have something important to talk, they can go out to the lobbies.

An Hon. Member: Then there will be no quorum at all.

Mr. Chairman: The bell is being rung.—Now there is quorum and the hon. Member may continue.

Dr. Suresh Chandra: Before a comprehensive measure is introduced in this House by the Health Minister, I would suggest that when this Development Authority is constituted, they should see to it that no harassment is caused to these people who want to construct houses not in a

haphazard manner, in view of the acute shortage of housing in Delhi.

Another point which has been raised by my friend who spoke before me is about the land in New Delhi which already exists and which is the privilege of only a few people. He mentioned the existence of very big bungalows in certain areas of New Delhi and I entirely associate myself with the views he has expressed about them and there is absolutely no ground or reason for anybody in this country to have a big bungalow when a large number of people have to share one room. Where is the need for a small family to have a big bungalow while a big family has to share one room in this country. I would suggest that, while this Bill is being introduced the Government should go into the question of housing in Delhi and come to some concrete suggestions which can be implemented.

Mr. Chairman: Again I would request hon. Members to be silent as it is difficult to follow the speaker when so many voices are audible.

Shri D. C. Sharma (Hoshiarpur): I heard only one voice and that was Dr. Suresh Chandra's.

Dr. Suresh Chandra: If the hon. Member's voice was a little less, my voice could be better heard.

Mr. Chairman: Let the hon. Member continue without exchanging remarks.

Dr. Suresh Chandra: I was suggesting that in view of the acute shortage of accommodation in Delhi, no harassment should be caused to those people who want to construct houses which will not be haphazard construction.

I whole heartedly support the view expressed by Shri Radha Raman that the Chairman of the Board should be a non-official and I would go even further and say that if a Member from this House belonging to Delhi is associated with it, it would be better.

With these remarks I would again request the Government to go into the question of housing in Delhi and to bring a comprehensive measure as soon as possible so that the whole question may be solved and the city of Delhi which is now a city of tombs and a city of slums may not remain a city of tombs and a city of slums but become a city of beauty, pomp and pleasure.

श्री नंदलाल शर्मा (सीकर) :

नमोस्तु रामाय सलक्षमणाय,

देव्यै च तस्यै जनकालजाय ।

नमोस्तु रुद्रान्द्र यमानिलेभ्यो,

नमोस्तु चन्द्रार्कमरुद्गणेश्यै ॥

भवन निर्माण नियंत्रण विधेयक के उद्देश्यों से मैं सर्वथा सहमत हूँ। माननीया स्वास्थ्य मंत्रिणी महोदया ने जिस दृष्टिकोण से जनता के स्वास्थ्य को ध्यान में रख कर आगे वाले विधेयक को उपस्थित किया है उस दृष्टिकोण से पूर्णतया सहमत होते हुये भी मेरा विश्वास है कि इस विधेयक के द्वारा विशेष लाभ होने वाला नहीं है। इसके कारण यह है। पहली बात जो हमें इस विधेयक के स्टेटमेंट आफ आबजेक्ट्स एंड रीजन्स (उद्देश्य तथा कारणों के विवरण) में बतलायी गयी है वह है एक तंत्र शासन स्थापित करना है। इस समय दिल्ली नगरपालिका नई दिल्ली नगर पालिका, इम्प्रूवमेंट ट्रस्ट (सुधार न्यास) और कई कमेटियाँ (समितियाँ) काम कर रही हैं, उन सब के कार्यों को एक तंत्र में बांधने के लिये प्राचीनल आथारिटी (अस्थायी प्राधिकारी) एक अस्थायी संस्था, नियुक्त करने का प्रयत्न किया जा रहा है। मेरा विश्वास है कि यह प्राचीनल आथारिटी कोई नई चीज नहीं है। इसमें वही सारे के सारे मिलकर इकट्ठे होंगे, और वह आपस में मीटिंग करके कुछ थोड़ा बहुत एलाउंस और जनता के ऊपर डाल

देंगे। और वह कोई लाभ पहुंचाने वाले नहीं है।

दूसरे मुझे इस बात से भी खेद हुआ कि सिवाय भवन निर्माण के इस संस्था को और कोई अधिकार नहीं दिया गया है। यदि केवल भवन निर्माण का ही कार्य इसको देना था तो, मुझे स्वास्थ्य मंत्रिणी महोदया क्षमा करेंगी, मैं समझता हूँ कि वह कार्य उनके क्षेत्र का नहीं था, वह तो हमारे सरदार जी का काम था जिनका विभाग ही भवन निर्माण का है। मंत्रिणी जी का कार्य तो इसके अतिरिक्त जनता के स्वास्थ्य के विषय के और कार्यों को देखने का था। या इस संस्था को वह कार्य करने को दे दिया जाता जिसको कि ये सारी संस्थाएँ, दिल्ली नगर पालिका, नई दिल्ली नगर पालिका इम्प्रूवमेंट ट्रस्ट इत्यादि करने में समर्थ नहीं है।

हम लोग दिल्ली में आते हैं और यहां रहते हैं और जनता के बीच में घूम कर देखते हैं कि यहां जनता के स्वास्थ्य के प्रबन्ध की कितनी दुर्दशा है। यह भारत की राजधानी है और इस कारण यह और भी लज्जा की बात है कि स्वास्थ्य सेवाओं की यहां इतनी उपेक्षा की जाती है। कहीं पर नालियों का प्रबन्ध नहीं है, कहीं पर ड्रेनेज (जलोत्सारण) का प्रबन्ध नहीं है, कहीं पर जल का प्रबन्ध नहीं है, स्वास्थ्य विभाग की ओर से कोई सफाई का प्रबन्ध नहीं है, और फिर आप यह आशा करते हैं कि केवल हैपटैजार्ड बिल्डिंग (अनापोजित भवन) रुक जायें, देवता। आपने कम से कम दस बारह लाख रिफ्यूजीज (शरणार्थी)

Mr. Chairman: Is the hon. Member addressing the Chair or somebody else?

श्री नंदलाल शर्मा : यह तो एक अच्छा शब्द है।

Mr. Chairman: I would be glad to receive this compliment but I thought it was being addressed to somebody else.

Shri Nandlal Sharma: I hope it is not unparliamentary?

Mr. Chairman: No, no. I have no objection; rather I wanted it to be addressed to myself.

Shri Kamath: It is heavenly, Sir.

श्री नंदलाल शर्मा : संस्कृत में "देवता" शब्द स्त्रीलिंग होता है ।

Mr. Chairman: Therefore, I raised the objection that the hon. Member should address the Chair.

Shri Nandlal Sharma: I suppose you knew that.

श्री डी० सी० शर्मा : "देवता" शब्द स्त्रीलिंग नहीं है पुलिग है ।

श्री नंदलाल शर्मा : इस सम्बन्ध में शर्मा जी को हठ नहीं करना चाहिये । संस्कृत मेरा विषय है ।

Mr. Chairman: Let there be no discussion on this question. The hon. Member may continue his speech.

श्री नंदलाल शर्मा : संस्कृत में "देवता" शब्द स्त्रीलिंग है ।

Mr. Chairman: That is not the moot point now.

श्री नंदलाल शर्मा तो मैं कह रहा था कि जिस समय वे उत्पीड़ित भारत में आये, अखंड भारत से खंडित भारत में इन्होंने प्रवेश किया और उनमें से अधिक संख्या को दिल्ली में पुनर्वास विभाग की ओर से मकान दिये गये । और जैसा कि श्री राधारमण जी ने और सक्सेना जी ने कहा, उनको इनके लिये बहुत बहुत कीमतेँ चुकानी पड़ी । हमें तो यह कहने में बड़ी लज्जा आती है कि इन शरणार्थियों से दो दो मी और सत्तर सत्तर गज जमीनों के लिये १७ हजार से ३० हजार तक रुपये

प्राप्त किये गये । अब उनसे आशा की जाती है कि वे उन जमीनों पर इमारत न बनावें । जिस आदमी से गवर्नमेंट ने ७० गज जमीन के लिये १७ हजार और २० हजार रुपये ले लिया है, अगर अब उससे कहा जाय कि तुम इस जमीन पर इमारत मत बनाओ, तो यह उसका सर्वनाश है या नहीं ?

इसी प्रकार पिछले दिनों हमारे सामने और भी प्रश्न उपस्थित थे । जितनी शरणार्थी वस्तियाँ बनायी गयी हैं, चाहे वह तिलक नगर हो, अथवा लाजपत नगर हो, या जो वस्ती शंकर रोड पर बनी हुई वह हो, उनमें न जल का प्रबन्ध है, न सफाई का प्रबन्ध है, न नालियों का प्रबन्ध है । मैं ने स्वास्थ्य मंत्रिणी महोदया के विभाग को इस बारे में कई बार प्रार्थना की, लेकिन मुझे उत्तर मिला कि दो वर्ष से पहले वहाँ नालियाँ नहीं बन सकती, इसलिये पानी नहीं मिल सकता । यह भी कोई उत्तर है जनता के लिये, खास कर उन वस्तियों की जनता के लिये जिनको गवर्नमेंट की ओर से बनाया गया है, किसी प्राइवेट आदमी की ओर से नहीं बनाया गया है । उन मकानों में आज कोई प्रबन्ध नहीं है । इसलिये मेरा निवेदन है कि यदि आप इस अस्थायी संस्था को जो कि नियुक्त की जाने वाली है यह कार्य सौंप देते तो मैं समझता हूँ कि कुछ उचित होता । पर उसके बदले केवल यह कह देना कि आगे की बिल्डिंग्स (भवनों) को रोकने का इसका काम होगा, यह तो मेरी समझ में नहीं आता ।

कुछ ऐसी इमारतें हैं जिनका आधा काम हो चुका है । हमने सुना है कि कुछ जमीनें यमुना के तट पर बिकीं थीं । उनको गवर्नमेंट ने ३५ रु प्रति गज के हिसाब से बेचा और उसके बाद प्राइवेट ठेकेदारों ने उनको फिर नीलाम किया । उन जमीनों को लोगों ने खरीद लिया है । आज उनसे जा कर कोई ओवरसियर कहता है कि तुम

यहां पर इमारत न बनाओ, इस जमीन के लिये तो गवर्नमेंट की स्कीम बनेगी। जब वे लोग इम्प्रूवमेंट ट्रस्ट (सुधारव्यास) के पास जाते हैं और पूछते हैं तो उनसे कहा जाता है हमारी तरफ से तो ऐसा कोई आर्डर (आदेश) नहीं है इसलिये तुम मकान बना सकते हो और उनसे कहा जाता है कि तुम हमको इतनी फीस और दे दो हम तुमको प्लान की ड्रपलीकेट (नक्शे की प्रतिलिपि) कापी दे दें, और तुम मकान बनाओ। अब ऐसा मालूम होता है कि महा दिल्ली के लिये कोई नई योजना बनायी जा रही है। हो सकता है कि इस योजना के अनुसार गवर्नमेंट उनके मकानों और जमीनों को फिर एक्वायर (अर्जित) करे और उनको कम्पेन्सेशन (प्रतिकर) दे। मैं पूछता हूँ कि क्या अनिश्चितता की भी कोई सीमा है। मैं कहना चाहता हूँ कि जनता के धैर्य की भी एक सीमा है। मैं इस बात के पक्ष में नहीं हूँ कि दिल्ली के निर्माण के लिये कोई योजनाबद्ध कार्यक्रम नहीं होना चाहिये। मेरा तो स्वयं यह कहना है कि योजनाबद्ध कार्यक्रम होना चाहिये। परन्तु यह कार्य ६ महीने या साल भर के लिये एक अस्थायी संस्था बनाकर करने के बजाय यह ज्यादा अच्छा होता यदि स्वास्थ्य मंत्राणि जी स्वयं एक विधेयक उपस्थित करती जिसमें पुनः परिवर्तन की बात न होती।

तीसरी बात यह है कि इस संस्था की गवर्नमेंटल नामिनेटेड बाडीया (सरकारी नामनिर्देशित विकाय) बनने जा रहा है। इस के सभी सदस्य नामिनेटेड (नामनिर्दिष्ट) होंगे। इस म कोई निर्वाचित सदस्य नहीं होंगे। स्वास्थ्य मंत्रिणी महोदया की ओर से एक सुझाव आया है कि इसमें लोक सभा के भी दो सदस्य रखे जायेंगे, लेकिन उसके बारे में भी आपने सुन लिया। आप यह समझ लें कि चीफ कमिश्नर (उच्च-आयुक्त) से लेकर जितने भी चेंबरमैन इत्यादि

इसमें होंगे सब गवर्नमेंट के पिटू हैं और जो गवर्नमेंट चाहेगी उसको वे जनता के हित की चिन्ता किये बिना कर देंगे। यह संस्था संतोषजनक कार्य नहीं कर सकती जब तक इसमें जनता का कोई निर्वाचित सदस्य नहीं होगा।

इसलिये मेरा निवेदन है कि यह नामिनेशन (नामनिर्देशन) का अंश अंग्रेजी साम्राज्य काल से सब से बड़ा कलंक दिल्ली के लिये चला आ रहा है क्योंकि अंग्रेजी साम्राज्य काल में या स्वतंत्रता के पहले दिल्ली में सेल्फ गवर्नमेंट (स्वायत्त शासन) का अंश भी नहीं आया था। अब जब हमारा अपना राज्य हो गया, राष्ट्रीय सरकार बन चुकी है, उस के बाद भी जनता को स्वयम् अपने विचार उपस्थित करने का अधिकार न हो, जनता के निर्वाचित व्यक्ति न जायें, यह बड़ी दुर्भाग्यपूर्ण चीज होगी, जिस की ओर मैं माननीया मंत्रिणी जी का ध्यान दिलाऊंगा। इस के साथ ही मैं यह निवेदन करूंगा कि इस विधेयक के स्थान पर विधिवत एक दूसरा विधेयक उपस्थित किया जाय जिस विधेयक में कि जनता की बुराई की भावना न हो।

श्री नवल प्रभाकर (बाह्य दिल्ली-रक्षित-अनुसूचित जातियां) : यह जो बिल उपस्थित है मैं उसका स्वागत करता हूँ। पर जो यह नई सत्ता बनने जा रही है, उसके लिये मैं कुछ सुझाव देना चाहता हूँ और वह सुझाव बहुत आवश्यक हैं।

जितने भी स्लमएरिया (गंदेक्षेत्र) हैं यानी गन्दी बस्तियां हैं उन में अधिकंशतः हरिजन रहते हैं। इस लिये मैं इस अपारिटी से निवेदन करना चाहता हूँ कि वह उनकी तरफ अधिक से अधिक ध्यान दें। उदाहरण के लिये मैं आपको बतलाना चाहता हूँ कि करौलबाग इलाके में रेहगड़पुरा

[श्री नवल प्रभाकर]

एक जगह है। वहां इम्प्रूवमेन्ट ट्रस्ट (सुधार सभा) ने प्लाट्स वगैरह बनाये और लोगों को दिये। लेकिन उस समय इम्प्रूवमेन्ट ट्रस्ट या जो भी सत्ता उस समय थी वह भूल गई कि जो हरिजन वहां रहते हैं उनको पार्क (उद्यान) भी चाहिये, उन को और सुख सुविधाओं की भी आवश्यकता है, हास्पिटल भी वहां पर होने चाहिये। आज आप वहां जा कर देखिये तो वहां आप को एक भी पार्क नजर नहीं आयेगा, वहां पर पार्क के लिये कोई स्थान छोड़ा ही नहीं गया है। मैं इस अथारिटी से कहना चाहता हूं कि जिन प्लाट्स को पिछले दिनों इम्प्रूवमेन्ट ट्रस्ट ने बेचना शुरू किया था उनमें से जो अब भी बाकी पड़े हैं उन को पार्कों के लिये सुरक्षित कर दिया जाय ताकि उन में गरीबों के बच्चे खेल सकें जो वहां रहते हैं और अच्छी हवा के अन्दर और अच्छे वातावरण के अन्दर रह सकें।

मैं ने आज से लगभग दो वर्ष पहले माननीय मंत्रिणी जी की सेवा में निवेदन किया था, पत्र लिख कर सूचित किया था कि इस इलाके के अन्दर चमड़े के कारखाने हैं। दिल्ली म्यूनिसिपल कमिटी (नगरपालिका) ने एक प्रस्ताव पास करके सन् १९५० या १९५१ में कहा था कि चूंकि दिल्ली बहुत बढ़ गई है और पहले यह कारखाने दिल्ली से बाहर थे लेकिन अब दिल्ली की आबादी बढ़ती हुई यहां तक चली आ रही है इसलिये जो अस्वास्थ्यकर कारखाने हैं उनको हटा देना चाहिये। दिल्ली इम्प्रूवमेन्ट ट्रस्ट भी इस बात को चाहता है कि यहां से यह कारखाने हटा दिये जायें, दिल्ली म्यूनिसिपल कमिटी भी यह चाहती है कि यह कारखाने यहां से हटा दिये जायें और दूसरी जगह चले जायें, मेरी समझ में नहीं आता है कि इस में क्या हिच है जिस की वजह से इन अस्वास्थ्यकर कारखानों को वहां से नहीं हटाया जाता। उस रेजोल्यूशन

(संकल्प) के अन्दर यह भी दिया गया था कि इस तरह की जो चीजें हैं उन को हटा देना चाहिये। उस में पिगरीज (सुअर-खाना) के सम्बन्ध में भी कहा गया था कि उन को यहां से हटा देना चाहिये। वषों से इस तरह की बातें चलती रही हैं, लेकिन उन पर कोई अमल नहीं हो पाता है। मैं निवेदन करना चाहता हूं कि जो यह उच्च अधिकार समिति है उस को अपने अधिकारों का उपयोग करना चाहिये। मैं आशा करता हूं कि वह इन सब बातों को ध्यान में रख कर और अपने अधिकारों का उपयोग कर के उचित कार्रवाई करेगी।

मैं एक सुझाव और देना चाहता हूं कि जिस को इस अथारिटी (प्राधिकारी) को ध्यान में रखना चाहिये। जैसा अभी कहा गया कि नक्शे वगैरह बनाये जायेंगे, लेकिन अभी नक्शे बनाने का काम रोक दिया गया है। जो बेचारे गरीब आदमी वहां पर हैं अगर वह किसी प्लाट पर मकान बनवाना चाहते हैं तो उन को ४०, ५० रुपया नक्शे वगैरह बनवाने के लिये खर्च करने पड़ते हैं, इस के अलावा म्यूनिसिपल कमिटी (नगरपालिका समिति) के लोगों को भी कुछ पे करना पड़ता है, इम्प्रूवमेन्ट ट्रस्ट के लोगों को कुछ पे (देना) करना पड़ता है या नहीं, यह मैं नहीं जानता, लेकिन म्यूनिसिपल कमिटी के लोगों को जहर पे करना पड़ता है।

Pandit Thakur Das Bhargava: Corruption is rampant there also.

श्री नवल प्रभाकर : उस के बाद जब नक्शा पास हो कर आ जाता है तो उस के बनाने में भी बड़ी अड़चन आती है पहले तो उसके पास होने में महीनों लग जाते हैं फिर दूसरी खानापूरी में और समय लगता है। मैं चाहूंगा कि इम्प्रूवमेन्ट ट्रस्ट कुछ

आदर्श नक्शे तैयार कराये और उनकी किताबें छाप दे । अगर नक्शे बन कर तैयार रहेंगे तो जिस के पास जैसा प्लान्ट है उसके अनुसार उस को नक्शे दिखायें जायें कि उस को कौन सा नक्शा पसन्द है । जो उस को पसन्द आये वह उस को दे दिया जाय ताकि वह उस के अनुसार जल्दी से जल्दी मकान बनवा सके । मान लीजिये कि किसी के पास २०० गज का प्लान्ट है तो उस को २०० गज के प्लान्ट्स के नक्शे दिखाये जायें, उन में एक दो कमरों का ही फेर बदल हो, उनको तुरन्त मंजूर कर दिया जाय ताकि वह जल्दी से जल्दी मकान बनवा सके और इम्प्रूवमेन्ट ट्रस्ट और म्यूनिसिपल कमेटी में जो दिक्कतें पेश आती हैं उन से वह बच सके ।

मैं नई कालोनीज (बस्तियों) के सम्बन्ध में भी दो एक शब्द कहना चाहता हूँ । आज कल दिल्ली में एक वबा सी फैली हुई है । रोज नई नई कालोनियां (बस्तियां) बनती चली जा रही हैं । वह कालोनीज लोगों को ठगने का आधार है । उन को प्लान्ट्स दिखाकर लोगों से बड़े बड़े पैसे वसूल किये जाते हैं । पैसे वसूल करने के लिये उन को बड़े बड़े सब्ज बाग दिखाये जाते हैं कि यहां जमींदोज नालियां होंगी, बिजली लगेगी, ड्रेनेज सिस्टम (जलोत्सारण-व्यवस्था) होगी, पार्क होगा, स्कूल के लिये जगह होगी और उन के सामने एक स्वर्ग का नक्शा उपस्थित किया जाता है । किन्तु जब लोग उन प्लान्ट्स को खरीद लेते हैं तो वह कम्पनी खत्म हो जाती है । सारी स्कीमें कागज पर ही रह जाती हैं और कम्पनी खत्म कर दी जाती है । मैं मिसाल के तौर पर आप को एक अर्द्ध सरकारी संस्था के सम्बन्ध में बताना चाहता हूँ । रिहैबिलिटेशन हाउसिंग कारपोरेशन (पुनर्वास आवास निगम) सरकार ने बनाया जिस में ८० प्रति शत शेअर (अंश) भारत सरकार के हैं । यह रिहै-

बिलिटेशन हाउसिंग कारपोरेशन प्लान्ट्स बेचता है । लेकिन उनको बिके हुये दो साल हो गये हैं वहां नाम का भी इम्प्रूवमेन्ट नहीं है सिवा इस के कि कुछ प्लान्ट्स वहां बना दिये गये क्योंकि इसके बिना उन को कोई लेता नहीं है । लोगों को बताया जाता है कि वहां पर जमींदोज नालियां होंगी, बिजली होगी, यहां पर अच्छी अच्छी सड़कें होंगी, लेकिन वहां के जो प्लान्ट होल्डर्स (प्लान्ट अधिकारी) हैं वह इधर उधर मारे मारे फिरते हैं । प्लान्ट सरकार के हैं, इम्प्रूवमेन्ट का नाम आज तक वहां नहीं है । लोगों ने पूरा पैसा दे दिया है लेकिन उस सब के बावजूद भी उनको सेल डीड (बिक्री विलेख) नहीं मिलता है जिसकी वजह से उन को लो कास्ट हाउसिंग स्कीम (सस्ता आवास योजना) के मतहत पैसा नहीं मिल रहा है । मैं अग्यारिटी (प्राधिकारी) से निवेदन करना चाहता हूँ कि जो जो इस तरह की नई नई कालोनीज हैं उनकी और विशेष ध्यान दे कुछ व्यक्तिगत कालोनीज हैं और उन में क्या होता है । कुछ कालोनीज ऐसी हैं कि जिन में बिजली के खम्भे गड़े हुये हैं, जमींदोज नालियां हैं, लेकिन वह सब बिल्कुल टेम्पोरेरी (अस्थायी) होती हैं और जब तक प्लान्ट्स बिकते हैं तब तक उन की भी समाप्ति हो जाती है यह भी गवर्नमेंट के लिये एक सरदर्द होने वाला है । मैं समझता हूँ कि आप इन सब बातों की तरफ ध्यान देंगे और ध्यान दे कर के सस्त कदम उठायेंगे ।

जहां तक अग्यारिटी के प्रतिनिधित्व का ताल्लुक है, उस के सम्बन्ध में मैं यह कहना चाहता हूँ कि आपने दिल्ली म्यूनिसिपल कमेटी (नगरपालिका समिति) के प्रधान को लिया, आपने नई दिल्ली म्यूनिसिपल कमेटी के प्रधान को लिया इस के अलावा जो इम्प्रूवमेन्ट ट्रस्ट (सुधारन्यास) के चेयरमैन (सभापति) हैं उन को लिया, दो सदस्य आपने दिल्ली राज्य से मांगे हैं । इस के अलावा चीफ कमिश्नर (मुख्य आयुक्त)

[श्री नवल प्रभाकर]

साहब भी होंगे। जैसा श्री राधा रमण जी ने कहा कि इस में इस सदन के भी कुछ सदस्य होने चाहियें, मेरी आप से मांग है कि इस सदन के कम से कम तीन सदस्य होने चाहियें। साथ ही जी राज्य सरकार की ओर से प्रतिनिधि नामजद हों उन में बजाय दो के तीन सदस्य हों जिन में से कम से कम एक हरिजन हो। इस अधारिटी के अन्दर एक हरिजन सदस्य का होना पर-मावश्यक है क्योंकि जहाँ तक गन्दी बस्तियों का ताल्लुक है उनमें अधिकतर हरिजन ही रहते हैं और उन की समस्याओं को एक हरिजन ही अच्छी तरह समझ सकता है। इस लिये मेरा अनुरोध है कि इस अधारिटी में एक हरिजन सदस्य जरूर होजना चाहिये।

6 P.M.

इसके अलावा यह जो एक रिपोर्ट है जो कि दिल्ली इम्प्रूवमेन्ट ट्रस्ट इन्वचारी कमिटी (पूछताछ समिति) की है, इसके अन्दर दिया हुआ है कि दिल्ली के अन्दर कोई ६ लाख आदमियों के लिये मकानों की आवश्यकता है लेकिन जिस वक्त यह रिपोर्ट (प्रतिवेदन) बनी थी, उस वक्त उस में कहा गया है कि दिल्ली की आबादी १५ लाख १० हजार के करीब थी लेकिन आज दिल्ली की आबादी बढ़कर तकरीबन २० लाख हो गई है। मैं समझता हूँ अब जिन लोगों को मकानों की आवश्यकता है उनकी तादाद कोई १० या ११ लाख के करीब होगी। मैं इस अधारिटी (प्राधिकारी) से निवेदन करना चाहता हूँ कि वह एक मास्टर प्लान (बड़ा नक्शा) तैयार करे जिस में कि गरीब आदमियों के लिये जगह का बन्दोबस्त करे। इस रिपोर्ट में कहा गया है कि अपर मिडल क्लास (उच्च मध्य वर्ग) के १० परसेंट (प्रतिशत) आदमी हैं, मिडल क्लास (मध्य वर्ग) के १० परसेंट हैं, लोअर मिडल क्लास (निम्न मध्यवर्ग)

के २० परसेंट हैं, पूअर क्लास (दरिद्र वर्ग) के ३० परसेंट हैं और पूरेस्ट क्लास के ३० परसेंट हैं और उन्होंने यह सुझाव दिया है कि अपर क्लास वालों के लिये २०० गज फिर १५० गज और फिर ७० गज वगैरह के प्लाट्स इन को दिये जाने चाहिये। तो गरीब आदमियों के लिये जिनकी तादाद पहले कोई ६ लाख थी और आज जिनकी आबादी तकरीबन ११ लाख तक पहुँच गई है, इस अधारिटी को मकान मुहैया करने के लिये तजवीज (प्रस्ताव) पेश करनी चाहिये और यह भी तय करना चाहिये कि इन को क्या क्या सुख सुविधायें दी जायें और इन सुख सुविधाओं के देने का बन्दोबस्त करना चाहिये।

तो मैं यह निवेदन कर रहा था कि उन गन्दी बस्तियों का जिन में कि गरीब लोग रह रहे हैं सर्वे होना चाहिये और सर्वे होने के बाद उनके लिये मकानों का बन्दोबस्त होना चाहिये।

An. Hon. Member: It is already past Six.

Mr. Chairman: We rise at 6-05.

श्री नवल प्रभाकर : जैसा कि सभसेना साहब ने कहा कि यमुना का पानी गमियों में नीचे चला जाता है और इस कारण से पानी की दिक्कत हो जाती है। इस अधारिटी को कोई ऐसी स्कीम बनानी चाहिये कि जो यमुना का पानी है वह एक बड़ो झील की तरह हो जाय ताकि वहाँ पर पानी की दिक्कत महसूस न हो और दिल्ली में बराबर पानी मिलता रहे। पानी की खपत बहुत बढ़ गई है और इसका कारण यह भी है कि दिल्ली का क्षेत्र जो पहले बहुत छोटा था वह आज बहुत बढ़ गया है। दिल्ली आज इधर नजफगढ़ के पास, उधर नांगलोई के पास और महरौली के पास तक फैल गई है। आज इन २० लाख व्यक्तियों के लिये पानी मुहैया

करने का भी सवाल है। इसके लिए यह बरूरी हो जाता है कि यमुना का पानी इस तरह से रोक कर रखा जाए कि दिल्ली को सारा साल पानी मिल सके। इसके साथ ही जैसा कि सक्सेना साहब ने कहा यहाँ पर मैरिन ड्राइव की तरह से भी होना चाहिये।

आपने अजमेरी गेट के पास जो जगह को डिबेल्य (विकसित) किया, उससे आपको काफी पैसा प्राप्त हुआ है। इसी तरह से मैं यह भी चाहता हूँ कि आप और जगहों को भी डिबेल्य करें और जो रुपया आप गरीब बादमियों के ऊपर खर्च करेंगे उससे कहीं

अधिक रुपया आपको इन जमीनों से प्राप्त हो जायेगा।

अन्त में मैं माननीय मंत्राली जो से और इस आर्थोरिटी से निवेदन करूंगा कि इन सब बातों का ध्यान रखें और इनको अमल में लाने का प्रयत्न करें और खास तौर से जो स्लम एरियाज हैं और उनमें जो हरिजन रहते हैं उनकी ओर विशेष ध्यान दें।

6-05 P.M.

The Lok Sabha then adjourned till Eleven of the Clock on Thursday, the 8th December, 1955.