

**DR. S. VENUGOPALACHARI:** Mr. Chairman, Sir, the hon. Member has rightly said that this year the on-set of monsoon in Kerala was very late, and as a result of that, the level of three reservoirs, namely, Idukki, Sabarigiri and Idamalayar went down. As on 31.8.96, the level of Idukki reservoir was 716.52 against the full reservoir level of 732.43. Similarly, the level of other two reservoirs also decreased. As you know, Kerala is greatly dependent on hydro-power. Due to decrease in the level of these reservoirs, power generation was affected in the State.

As far as his second supplementary is concerned, the quota is only 22 per cent. Previously, it was extended from 22nd June to July. Sir, we have extended it ten times because already 460 megawatt...

**SHRI O. RAJAGOPAL:** 31.8.96 is over. What is the latest position?

**DR. S. VENUGOPALACHARI:** Previously, we had given the clearance up to 31.7.96 and it was extended up to 31.8.96. After receiving the representation from Kerala, we will consider further extension, Sir.

**SHRI JOY NADUKKARA:** Sir, on 22nd November, 1995 the then Government of Kerala convened a meeting of the Members of Parliament and there they circulated a Note in which they stated that the clearance of the Cabinet Committee on Economic Affairs for Kayamkulam Project has been received on 31.7.95. Recently, it has been reported in newspapers that that clearance for Kayamkulam project has been given again. We were told that the Cabinet clearance was given in 1995, but again it has been reported in newspapers that the clearance has been given. If at all any clearance was given, when was it given; This is what I want to know from the hon. Minister.

The second part of my question is this. Months back, the State Government of West Bengal promised to give some power to Kerala, as the Kerala Government

had requested for the same. As you know, in both the States, the same party is in power. So, they may not bother about some flow of power from Bengal to Kerala. Anyway, we could not get it. The power has not reached Kerala so far. It may be due to lack of transmission system, as the Centrally operated and owned transmission system has not been completed as yet. I would like to know from the Minister as to when it will be completed. Has the Government any intention to complete it early? If so, by when will it be completed?

**DR. S. VENUGOPALACHARI:** Sir, the Kayamkulam project was previously cleared by the Cabinet Committee on Economic Affairs for Indian institutional funding. Later, the World Bank also agreed to fund it. After the World Bank's acceptance we again sent a proposal to the Cabinet Committee on Economic Affairs on 23.8.96. The Committee approved it on 4.9.1996. As far as supply of power from West Bengal is concerned, we will examine it.

#### **Refund of Money Paid to D.D.A. for conversion of lease hold property into free-hold**

\*562. **SHRI VISHNU KANT SHASTRI:** Will the PRIME MINISTER be pleased to state:

(a) whether the DDA has recently issued a notification giving 25% rebate upto 31st August, 1996, to the lease holders who opt for conversion of their properties into free-hold;

(b) if so, whether the lease holders who have got converted their properties into free-hold and got the property deeds duly executed would also be given 25% refund of the money they have paid to DDA; and

(c) if not, the reasons therefor?

**THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT (DR. U. VENKATES-**

WARLU): (a) In accordance with the instructions issued on 25.6.96 by the Government, remission in conversion fee by 25% in the case of built-up plots and 33-1/3% in the case of ready built flats administered by DDA is available.

(b) No, Sir. Cases decided in accordance with the earlier instructions where conveyance deeds had been executed prior to 25.6.96, are not to be re-opened.

(c) The scheme of remission is applicable with prospective effect i.e. from 25.6.1996.

श्री विष्णु कान्त शास्त्री: माननीय सभापति जी, माननीय मंत्री जी ने जो उत्तर दिया है वह अत्यन्त असंतोषजनक है। मैं आपसे यह निवेदन करना चाहता हूँ कि 31 दिसम्बर, 1995 तक डी०डी०ए० के लिए जो रुपया जमा करा देंगे वह तो स्वीकृत होंगे, नहीं तो उन पर 25 प्रतिशत का अधिभार होगा। उनको बताया गया था अगर 31 दिसम्बर, 95 तक आप रुपया नहीं जमा करते हैं तो आपसे 25 प्रतिशत अधिक वसूल किया जाएगा। यह धमकी देकर जिनसे 31 दिसम्बर, 95 तक सारा रुपया जमा कराया गया है उनकी स्थिति आप सोचिए। आज उसमें 25 प्रतिशत अधिभार की जगह 25 प्रतिशत की कमी की जा रही है। क्या मतलब हुआ इसका? इसका मतलब यह हुआ कि जो सरकार की बात को स्वीकार करते हैं, कानून मानते हैं उनको तो दंडित किया जाता है और जो कानून नहीं मानते, जिन्होंने उनकी आज्ञा को नहीं स्वीकार किया उनको पुरस्कृत किया जाता है। सभापति जी, यदि यही नियम चलता रहेगा तो सरकार का कोई भी कानून लोग नहीं मानेंगे। मैं आपके माध्यम से माननीय मंत्री जी से पूछना चाहता हूँ कि क्या इनकी यही इच्छा है कि इनके निर्देशों की अवहेलना करने वालों को पुरस्कृत किया जाए और मानने वालों को दंडित किया जाए। यदि यह इनकी इच्छा नहीं है तो क्या यह उसमें सुधार करेंगे और जिन्होंने 31 दिसम्बर, 95 तक भी रुपया जमा किया है उनको 25 प्रतिशत की छूट देंगे। यदि 25 प्रतिशत की छूट जाएगी तो उनके साथ न्याय होगा। मैं जानना चाहता हूँ कि इस विषय में माननीय मंत्री जी का क्या उत्तर है?

DR. U. VENKATESWARLU: Sir, basically this scheme is an optional one. Having conversion from free-hold to lease-hold is an optional issue and some members have opted for conversion and

some have not. In the notification that was issued by the Government, with regard to concessions that were extended, it is said that the scheme of concessions for payment of conversion charges would be available for a period of two months from the date of the issue of that letter. Thereafter, with effect from 1.9.1996, the conversion charges would be calculated and recovered by lease administering authorities after reckoning the same at the rate notified by the Government. It was also said that the scheme was applicable only with prospective effect. Here, the hon. Member has said that some members who have paid and then settled the issue were under threat.

Since they have paid these conversion fees, why should they be punished as they hold them legally? Here, the question of threat does not arise. Let me make it clear that there is no question of threat. Since it is an optional one, they themselves wanted to go in for conversion from lease-hold to free-hold and it was given to them.

Sir, I also make it clear that reopening of issues that were closed and making the payment back to the leaseholders does not arise. All the applications which are not processed and which are pending with the DDA will certainly be brought under the scheme of concessions.

श्री विष्णु कान्त शास्त्री: महोदय, उन्होंने इस बात का उत्तर नहीं दिया। यह तो मैंने मान लिया कि फ्री होल्ड करना यह वैकल्पिक व एच्छिक है। लेकिन क्या यह सच नहीं है कि सरकार ने कहा था कि 31 दिसम्बर, 95 तक जो लोग ऐसा नहीं कराएंगे उनको 25 प्रतिशत अधिक देना पड़ेगा। जब 25 प्रतिशत अधिक वसूल करने की धमकी दी गई तो लोगों ने जमा कर दिया। अब आप 25 प्रतिशत की छूट दे रहे हैं। तो मेरा सवाल यह है कि 25 प्रतिशत अधिक वसूल करने की धमकी देने के बाद 25 प्रतिशत की छूट देने से क्या उनके साथ अन्याय नहीं है जिन्होंने जमा कर दिया? इसका उत्तर मंत्री जी ने नहीं दिया है।

DR. U. VENKATESWARLU: Sir, I have made it clear that it is not possible to reopen the cases which already closed.

SHRI VISHNU KANT SHASTRI: Why not?

DR. U. VENKATESWARLU: Sir, this scheme it was very clearly spelt out that it was applicable only to the prospective ones. Therefore the question of reopening does not arise.

श्री विष्णु कान्त शास्त्री: मेरा दूसरा प्रश्न यह है कि जो लोग लीजों का 400 रुपए प्रति वर्ष किया चुकाते हैं, उनको प्री-होल्ड करने के लिए 50,000 से 80,000 रुपए की मांग की जा रही है। मैं आपके माध्यम से बताना चाहता हूँ कि 400 रुपए वार्षिक शुल्क का 80,000 रुपया प्री-होल्ड का दाम बहुत ज्यादा है। 400 रुपए का दस गुना किया जाता या बीस गुना किया जाता लेकिन 400 रुपए वार्षिक शुल्क का 80,000 रुपया लेना बहुत ज्यादा है। मैं आपके माध्यम से इनसे अपील करूँगा कि इस विषय में कोई न्यायसंगत निर्णय करें जिससे कि लोगों को रहत मिले। इससे इनका भी बहुत सा खर्चा बच जाएगा और लोग अपने आप ही जमा करा देंगे। इस दिशा में यदि कोई सही कदम मंत्री जी उठाएंगे तो बहुत कृपा होगी।

DR. U. VENKATESWARLU: Sir, from time to time land values have gone up. In 1987, the land values had been fixed; they were revised in 1989; and they were revised again in 1991. Sir as you are well aware the land values, particularly in Delhi, have been going up very high. With regard to these rates which were applicable from as early as 1987, I would like to mention that these concessions were applicable up to 31st August, 1996. Sir, the question that has been put by the hon. Member is, if some members want to pay in lumpsum and then get the lease-hold to free-hold, in certain cases the amounts are very high, even to the extent of Rs. 85,000. That is the basic question. Sir, I would like to mention in this connection that there are several slabs—if the hon. Member wants, I am ready to send — and they are running into four pages. I am not in a position to read out all these things. However, Sir, there are several slabs and several zones. This is zone-wise and slab-wise. The suggestion that has been given by the hon. Member will be examined because there are several slabs and rates which are

fixed on a zone-wise basis. Sir, the hon. Member has said that if somebody want to convert it on a one-time basis this amount of Rs. 88,000 is very high. I would like to say that I will look into the issue and examine the suggestion given by the hon. Member.

SHRI SIKANDER BAKHT: Sir, I am sorry to observe that the whole lease system is being viewed by the Government in a very dictatorial manner. My three specific questions are: What was the specific purpose for which the lease system was introduced; Was the purpose of this system to earn revenue or was it meant only to control the prices of land which were rising at a galloping pace? Has the lease system succeeded in controlling the prices of land? It is also a fact that this lease system was not meant for earning revenue, what then is the justification of imposing the burden of conversion charges on the citizens of Delhi for converting land into free-hold?

Dr. U. VENKATESWARLU: Sir, it has a historical background.

SHRI SIKANDER BAKHT: Pardon!

MR. CHAIRMAN: Historical background!

DR. U. VENKATESWARLU: Sir, Prior to 1950, the agencies of the Government administering the land of Delhi had adopted both lease hold and free-hold systems But, in 1960 on the note from the Chief Commissioner of Delhi, outlining the advantages and disadvantages of the lease system.... (interruptions)...

SHRI SIKANDER BAKHT: Sir, I am sorry, My specific question is; what was the basic purpose of introducing the system itself?

DR. U. VENKATESWARLU: Exactly, that is what I am coming to. The Cabinet Committee recommended that all land in Delhi should be acquired by the Government and be given on lease only since then allotment of land by the Government is made only on lease-hold system. At the time of conversion from

lease-hold to free-hold, it is not the intention of the Government... (interruptions)...

**SHRI SIKANDER BAKHT:** Sir, he is being briefed very wrongly. There were two types of Notifications issued; one was the entire land, practically the entire land, in Delhi, was notified under Section 4 and unfortunately, for acquisition, the Notification had to be under Section 6. The cruellest thing was to notify the entire land of Delhi under Section 4, which could never be the purpose, of becoming the owner of private lands. And that is what the Government is doing. And it was wrong from the word go.

**DR. U. VENKATESWARLU:** Sir, hon. Sikander Bakht Sahib is referring to as early as 1970. After that several decisions were taken and every decision was a Cabinet decision. Now, it is not the intention of the Government to mint some money on this particular thing.

**SHRI SIKANDER BAKHT:** Then why do you charge for conversion? ... (interruptions)...

**DR. U. VENKATESWARLU:** Sir, these are the decisions taken from time to time by the Cabinet.

**SHRI K.R. MALKANI:** The Cabinet can change the decision

**DR. U. VENKATESWARLU:** Sir, now, even after 1.1.1996 once again the Government is examining the matter. A note has been circulated to the Cabinet. With regd to the slab rates, It is under examination of the Government.

**SHRI SIKANDER BAKHT:** Sir, in fact, it is absolutely unethical to charge conversion charges. That is what my point is. It is absolutely unethical.

**SHRI K.R. MALKANI:** I am sorry to say that the approach of the Government is entirely mechanical, bureaucratic, very unimaginative. From now on who will pay you tax, if you keep on revising like this? First, you ask people to pay a certain rate and when they have paid it, you revise it downwards and yet you do

not refund the money! Is it fair? Even in Income Tax, if you have paid excess, and if you ask for refund, you are paid the refund. Why can it not be done in this matter? I would also like to ask the hon. Minister to make it clear why he has given so little a time to people for depositing this money. Everybody is not a millionaire in this country. How do you expect people to deposit Rs. 20,000 or Rs. 25,000 within 10 or 15 days? I would, therefore, request you to reconsider the matter. Let the Cabinet also reconsider it. You please allow and give concession to all those who pay even by 1st of October. And, for god's sake, you please refund the money to all those who were good enough or timid enough to pay you that money on time. Not to do so would be unfair and unjust.

**DR. U. VENKATESWARLU:** I have earlier submitted to the House that these decisions were taken by the Cabinet from time to time... (interruptions)... As regards the reasons for giving only two months' time, Sir, this is once again based on the decision of the Cabinet Committee, that this concession is applicable only for two months. Now, I have received several representations and several suggestions from the hon. Members to extend this period even beyond 31st August, 1996. I would like to inform you that since the earlier decision was a Cabinet decision, the Government is examining this through the Cabinet and it will be finalised, i.e., the question of extension of time will be finalised ... (interruptions)...

**SHRI K.R. MALKANI:** For god's sake, go back to the Cabinet, ask it to revise it and rationalise the whole damn thing... (interruptions)...

**DR. U. VENKATESWARLU:** That is what I am saying. The whole issue is still in the examination stage with the Government and the Cabinet would take a decision.

प्रो० विजय कुमार मल्होत्रा: सभापति महोदय, मैं मंत्री महोदय से केवल तीन बातें पूछना चाहता हूँ। एक

तो आपने यह कहा है कि इसको एक्सपेंड 31 दिसम्बर, 1996 तक करेंगे तो क्या आप इसको केबिनेट में ले जायेंगे? दूसरी बात यह है कि ये चार्जिज इतने ज्यादा हैं और जो यह कहा गया है कि पांच रुपये की लीज दे रहे हैं उनसे पांच लाख रुपया मांगा जा रहा है। यह राशि एक लाख गुना बैठती है और वैसे भी पांच सौ करोड़ रुपया दिल्ली के लोगों से इकट्ठा किया जायेगा, जो कि दिल्ली में नहीं दिया जायेगा। क्या आप दिल्ली गवर्नमेंट से इस संबंध में कंसल्ट करेंगे क्योंकि यह मामला दिल्ली गवर्नमेंट से ताल्लुक रखता है। क्या दिल्ली गवर्नमेंट ने इसके लिए कोई रिकमण्डेशन आपको भेजी है और दिल्ली गवर्नमेंट ने कोई केबिनेट का डिसीजन आपके पास भेजा है? नम्बर एक। क्या आपने उसे कंसीडर किया है कि आप इसको 31 मार्च तक बढ़ायेंगे? नम्बर दो और तीसरा यह है कि दिल्ली के एम्पीज हैं, दिल्ली के लोग हैं क्या आप उनसे भी कंसलटेशन करेंगे? यह जो सिर्फ दो महीने का टाइम दिया था वह बिल्कुल कम था। चौथी बात यह है कि जो टाइट्स बँटे हुये हैं, जो दस-दस हजार रुपये, बीस-बीस हजार रुपये लेकर एक-एक चीज को कर रहे हैं तो क्या आप इस सारे मामले को सिम्प्लिफाई करेंगे? इस मामले को इतना सिम्प्लिफाई कर दिया जाये कि टाइट्स को बीच में डालने की जरूरत न पड़े।

**THE PRIME MINISTER (SHRI H.D. DEVE GOWDA):** Mr. Chairman, Sir, about the enhancement of the conversion fee, some of the suggestions made by the hon. Members would be taken into consideration by the Government. At the same time, I would like to assure this House. This is not the only component where the Government is interested in the conversion fee enhancement.

During the short span of three months I have been in Delhi, I tried to ascertain the information through my officers as well as through the Delhi Chief Minister and Lt. Governor. I had a meeting with them. I had discussions about the land grabbing issue. Sir, Government land or DDA land or Corporation land is, today, in the hands of land grabbers. That is why I assured in this House the decision to constitute a task force to go into this aspect of the problem where we find how certain mafia gangs—I do not want to use harsh words—have created so much

problem in Delhi to normal life. That is why I took a decision. The task force has been created.

Today, I would like to assure this House that we are not going to be satisfied only with this conversion fee. Conversion fee is not the issue. The point is: land has been grabbed by several land grabbers; land belonging to the DDA...(interruptions)...

**PROF. VIJAY KUMAR MALHOTRA:** Sir, I am sorry. This has nothing to do with land grabbing. The question is about the levy of conversion charges. (interruptions)...

**SHRI H.D. DEVE GOWDA:** All the suggestions, including the suggestions that you have made, would be taken into consideration. Today, Government land is in the hands of so many people who do not pay even one paisa as tax either to the Corporation or to the DDA or to the Government. We want to see that such type of thing is not allowed to continue. We will constitute a special force for this. We will see that a heavy dose of penalty is levied on these people. That money is going to be kept in a corpus fund for the construction of houses for those people who are suffering without any accommodation, and who are living in slums. This money is going to be earmarked for that purpose. This money would be used for that purpose. I am going to take a very firm decision on this. There is no question of Government yielding to any pressure.

**SHRI SIKANDER BAKHT:** Sir, we welcome the statement made by the hon. Prime Minister. We support you in this and assure you of our fullest support. But my basic question is: प्राइम मिनिस्टर साहब मेरा बेसिक सवाल आपके आने से पहले मिनिस्टर साहब से यह था कि कैबिनेट चार्जिज लेने का कोई जस्टिफिकेशन गवर्नमेंट के पास नहीं है। लीज सिस्टम का रेवेन्यू अर्न करने का कोई मकसद नहीं था।

۱۱ شری سکندر بخت : ... پر اہم منسٹر صاحب  
میرا ایک سوال آپ کے آنے سے پہلے منسٹر  
صاحب سے یہ تھا کہ کو جن چار چیزیں کا  
کوئی جیسٹیفیکیشن گورنمنٹ کے پاس  
نہیں ہے۔ نیز ٹیکسٹ کا اور نیٹ ورک  
کا کوئی مقدمہ نہیں تھا۔

There is no justification for levying the conversion charges; converting leasehold into freehold; because it was never meant for that. Levying conversion charges is absolutely wrong. That is what I am saying.

SHRI H.D. DEVE GOWDA: Sir, let me assure, once again, that his suggestion also will be taken into consideration. Now, some people in the society can do anything and get away with the influence of politicians, irrespective of any political party. That is what I have witnessed in Delhi. About 17, 18 gangs are operating here, and my whole intention is to see that these are put an end to. About conversion, if within the limitations, as you have suggested, or if it is abnormal, I have gone through the table to see how they have done it. If any improvement is necessary, I will definitely take it into consideration.

श्री विष्णु कान्त शास्त्री: जिन्होंने ... (व्यवधान)  
नियम के अनुसार जमा किये हैं ... (व्यवधान)

MR. CHAIRMAN: Please sit down. Shastriji, please. ... (interruptions)... Silence, please.

SHRI H.D. DEVE GOWDA: Sir, the House will appreciate that for the first time we have provided Rs 250 crores for the slum dwellers. Rs 250 crores is a pittance compared to the magnitude of the problem which is prevailing in this country in the various cities. So I wanted to see that resources are mobilised from those people who are capable of paying, such of those people who have grabbed

DDA land or the Delhi Municipal Corporation land. Today, in Delhi one acre of land costs Rs. 50 crores in some areas, and in some areas it is Rs. 5 crores, Rs. 2 crores or Rs. 3 crores. We don't want to allow this. That is why I have taken up this issue particularly, and I will see that a Bill is introduced, if necessary. Whatever may be the opposition—stiff, or demonstrations—I am not going to be afraid of such things, and that money is going to be earmarked only for the slum dwellers' corpus fund. So far as this issue also is concerned, I am prepared to agree with you.

#### Recommendations of Lakadawala Committee on identification of the Poor

563. SHRI ANANTA SETHI:  
SHRI PARAG CHALITH:

Will the Minister of PLANNING AND PROGRAMME IMPLEMENTATION be pleased to state:

(a) whether it is a fact that recently a conference of State Food and Civil Supplies Ministers took place in Delhi;

(b) if so, the detail's regarding decisions taken therein;

(c) whether it is a fact that Lakadawala Committee in a report commissioned by the Planning Commission, had estimated that the people living below the poverty line should also be identified; and

(d) if so, the details regarding recommendations of this Committee and the decision taken by the Conference of these Civil Supplies Ministers so far as the question of the poor living below the poverty line is concerned?

THE MINISTER OF STATE OF THE MINISTRY OF PLANNING AND PROGRAMME IMPLEMENTATION (SHRI YOGINDER K. ALAGH): (a) to (d) A Statement is placed on the Table of the House.

The Question was actually asked on the floor of the House by Shri Ananta Sethi.