

1984 द्वारा भूतलक्षी प्रभाव 1 अप्रैल 1976 से एक व्याख्यात्मक टिप्पणी जोड़ दी गई है जिससे स्थिति स्पष्ट हो जाती है और जो सरकार की नीति का अनुसरण है।

**Notices issued for under-valuation of properties**

2164. SHRI BIR BHADRA PRATAP SINGH: Will the Minister of FINANCE be pleased to state:

(a) whether it is a fact that the Income Tax Department have issued notices for acquiring/have acquired properties all over the country on account of under-valuation of these properties;

(b) if so, what are the details of such properties with dates of serving notices property acquired during the last one year;

(c) whether some of the landlords have represented to the Government on this account and if so, the reaction of the Government thereto;

(d) whether it is a fact that in some cases the value of the properties have increased due to the change of status of these properties; and

(e) if so, whether Government propose to take the value of these properties as on the date of signing an agreement between the buyer and purchaser and if not, the reasons thereof?

THE MINISTER OF STATE IN THE DEPARTMENT OF EXPENDITURE IN THE MINISTRY OF FINANCE (SHRI B. K. GADHVI):

(a) and (b) A new Chapter XXC conferring on the Central Government a pre-emptive right to purchase an immovable property has been inserted in the Income-tax Act and the provisions of this Chapter have come into force w.e.f. 1st October 1986. Vide Notification No. S. O. 480(E) dated 7th August 1986, these provisions are effective in the metropolitan cities of Bombay, Calcutta, Delhi and Madras only.

The provisions in this new Chapter do not provide for compulsory acquisition of immovable property but

merely enable the Central Government to purchase a property which has already been offered for sale. Till 31-7-1987 orders for pre-emptive purchase under section 269UD(1) of the I.T. Act have been passed in respect of 106 such properties. A statement giving the details is given in the Annexure (See Appendix CXLIII, Annexure No. 95)

(c) Yes, Sir. The Government have received some petitions from the individual parties interested in the transaction. So far the orders passed by the Appropriate Authority under section 269UD(1) have been found to be just and fair.

(d) Under the scheme of this chapter, the Statement of the proposed transfer of the property is filed by each of the parties to such transfer, declaring the apparent consideration. Thereafter, the Appropriate Authority may make an order under section 269UD after recording the reasons in writing for the purchase of the immovable property at an amount equal to the amount of apparent consideration. After such order is passed by the Appropriate Authority, the property vests in the Central Government free from all encumbrances. It is a fact that in all cases where orders under section 269UD(1) are passed, the value of the property increased due to change of ownership from individual owner to Central Government.

(e) Question does not arise. The order section 269UD(1) is based taking into account the apparent consideration declared in the statement filed by each of the parties to such transfer.

**Opening of an additional channel**

2165. SHRI CHANDRIKA PRASAD TRIPATHI: Will the Minister of INFORMATION AND BROADCASTING be pleased to state:

(a) whether some state Governments have asked the Central Government for opening of an additional

channel exclusively for regional telecast on Doordarshan for their respective states;

(b) if so, what are the details thereof; and

(c) the action Government have taken in this regard?

THE MINISTER OF STATE OF THE MINISTRY OF INFORMATION AND BROADCASTING (SHRI AJIT PANJA): (a) and (b) The Government of Karnataka has made a plea for establishment of a second channel for TV for mounting programmes of education in close liaison with local agencies in their local languages. Similar request has been received from Government of West Bengal also. Government has also seen Press reports to the effect that some other Chief Ministers have made a suggestion for a separate television channel for States.

(c) A separate TV channel for States is not considered necessary.

#### Request for rent increase to Punjab National Bank

2166. SHRI BHAGATRAM MANHAR. Will the Minister of FINANCE be pleased to state:

(a) whether it is a fact that a large number of landlords in Delhi have requested the Punjab National Bank for the increase in rent of their premises;

(b) if so, what are the details of premises where the increase has been

granted during the last 3 years with details of rent increased in each case;

(c) what is the criteria adopted in increasing the rent of the premises taken over by the Punjab National Bank; and

(d) whether the Government is not increasing the rent in accordance with the instructions of the Directorate of Estates and the valuation officers of the Income Tax Department and if so, the reasons thereof?

THE MINISTER OF STATE IN THE MINISTRY OF FINANCE (SHRI JANARDHAN POOJARI): (a) Punjab National Bank has reported having received requests from landlords in Delhi for increase in rents of accommodation taken on lease by the Bank.

(b) the information as furnished by Punjab National Bank is given in the Statement (See below).

(c) Punjab National Bank has reported that while considering enhancement of rent, it keeps in view the guidelines issued by the Reserve Bank of India in this regard and also the additional space, if any, offered by the landlord and renovation/remodelling of the premises done by the landlord as per Bank's requirements.

(d) Public sector banks take decisions in regard to leasing of premises in accordance with the guidelines issued by the Reserve Bank of India in this regard and also in consonance with their rights and responsibilities as tenants in terms of the local statutes.

#### Statement

##### Details of Rental Increase during Last 3 years

Name of Branch	Previous Rent P.M.		Enhanced Rent P.M.	
	Rs.		Rs.	
1. Civil Lines, Delhi . . . . .	4,100.00		4,510.00	
2. Fountain, Delhi . . . . .	2,975.00		8,000.00	