

(a) the total number of Government Officials renting out their/family accommodations above Rs. 500/- per month while claiming HRA/occupying Government accommodations at the same station;

(b) whether Government pays high rents above Rs. 1000/- a month to private accommodations hired by Service Officers while they are actually charged only about Rs. 100/- and in addition electricity charges are subsidised to them every month; and

(c) whether often houses shown as hired by Service Officers are actually their own houses?

THE MINISTER OF PARLIAMENTARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH): (a) No statistical data is required to be kept in this Ministry about the officials who are owning their houses and are claiming HRA. As regards drawing of HRA, they are entitled for the same in terms of the Govt. orders. House owning officers have also been made eligible for allotment of general pool accommodation on normal licence fee if the income from their house is Rs. 1000/- per month or less; if the income from their house exceeds Rs. 1000/- per month but is less than 2000/- per month, they are required to pay half the market licence fee; if the income exceeds Rs. 2000/- per month, they are required to pay licence fee at market rate in respect of the general pool accommodation allotted to them.

(b) Defence Ministry have intimated that the maximum rental limit upto which houses can be hired by the Govt, for allotment to Defence Service Officers or hired by the officers themselves on reimbursement basis is Rs. 1200/- per month. The officers' liability for rent is limited to 5 per cent of their pay in addition to recovery for electricity and water at concessional rates.

(c) Defence Ministry have intimated that there is no bar to a house owned by a Defence Service Officer being hired for allotment to him or the officer staying in his own house on reimbursement basis.

2529. [Transferred to the 41st November, 1982].

Factories in residential areas of Laxmi Nagar and Shakarpur Delhi

2530. SHRI SURAJ PRASAD: Will the Minister of WORKS AND HOUSING be pleased to state:

(a) whether it is a fact that work-shops and factories are coming up in the residential areas of Laxmi Nagar and Shakarpur, Delhi;

(b) whether Government are aware that such factories are becoming health hazard to the residents;

(c) if so, whether any survey is being made to find out the number of such factories working in different blocks of Shakarpur and Laxmi Nagar; and

(d) if so, what are the details thereof and action taken to shift those factories from the residential areas?

THE MINISTER OF PARLIAMENTARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH): (a) to (d) The Delhi Development Authority and the Municipal Corporation of Delhi have reported that no up-to-date survey has been conducted by them in this regard.

The DDA have further reported that unauthorised constructions in Laxmi Nagar and Shakarpur area have come to their notice and notices under the provision of Delhi Development Act, 1957 have been issued to builders/ owners falling within their development area.

The MCD have also reported that when any complaint regarding coming up of an unauthorised factory is received and/or the same comes to their notice, prosecution action under the DMC Act, 1957 is taken against the owner of the factory.

Revision of Bye-laws by Group Housing Societies

2531. SHRI GHOSH MOHIUDDIN SHEIKH: Will the Minister of WORKS AND HOUSING be pleased to state;

(a) whether it is a fact that some of the house building societies have revised their Bye-laws and have sent to Government (DDA) for approval in order to help those members of the society who are retired or near the retirement age have been allotted plots of land and are not able to build their houses being short of money; and

(b) if so, by what time Government are likely to accord approval for these Bye-laws?

THE MINISTER OF PARLIAMENTARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH): (a) The Registrar, Cooperative Societies, Delhi has reported that no such proposal for amendment of the bye-laws of the Cooperative house building societies have been received by him.

The DDA is not concerned with the revision of bye-laws for cooperative housing societies.

(b) Does not arise.

Registration of Flats by DDA

2532. SHRI RAMANAND YADAV: Will the Minister of WORKS AND HOUSING be pleased to state:

(a) whether it is a fact that DDA takes several months in getting flats of allottees registered, even after they pay the full cost of the flat, to the

DDA and also the prescribed Registration fee to the Collector of Stamps;

(b) if so, what are the reasons therefor;

(c) the number of applications which are pending for registration of flats with the DDA and the dates from which they are pending; and

(d) whether Government propose to issue instructions to DDA to cut short the delay in the registration of flats?

THE MINISTER OF PARLIAMENTARY AFFAIRS AND WORKS AND HOUSING (SHRI BHISHMA NARAIN SINGH): (a) The DDA has reported that the execution and registration of conveyance deeds take time as certain formalities have to be completed.

(b) The DDA has reported that the main reasons are the following: —

(i) After receipt of documents duly stamped, plans are prepared of each property and these plans are verified at site to ensure their accuracy;

(ii) If there are unauthorised additions/alterations, these have to be got removed before the conveyance deeds could be registered;

(iii) Thereafter, dates are fixed for execution and registration keeping in view the number of cases fixed in a day before the sub-registrar.

(c) The DDA has reported that 894 cases in which deeds have been received back after stamping are at various stages. It has further reported that while most of the cases are pending for 3 years or under, there are also some cases which are pending for a longer period.

(d) The DDA has been advised to review the backlog of work in this regard and to ensure that execution of conveyance deeds is completed within a specified time limit.