

sometime last year to the effect that in case augmentation of the existing services was considered necessary by construction of upper storey in these units, the residents were prepared to meet the nominal development charges required for the purpose. If so, I would like to know the reaction of the Government in this regard.

SHRI H. K. L. BHAGAT : Sir, I am not aware of any such decision. But the hon. Member is giving me some information and I would enquire into this.

*338. *[The questioner (Shri Syed Ahmad Hashmi) was absent. For answer vide col 31 infra.]*

Termination of tenancy of statutory tenants of individuals under Delhi Rent Control Act

*339. **SHRI R. NARASIMHA REDDY :** Will the Minister of WORKS AND HOUSING be pleased to state :

(a) whether Government are aware that the landlords in Delhi are terminating the tenancy of statutory tenants of individuals, members of joint Hindu families and the partners of firms under the provisions of the Delhi Rent Control Act;

(b) if so, the number of cases in each category during 1975-76;

(c) whether it is a fact that the landlords, in order to get pugree from new tenants to the extent of Rs. 50,000 to Rs. 60,000 in localities like Connaught Place, New Delhi, get the tenancy of old statutory tenants terminated; and

(d) if so, what steps Government are taking to protect the rights of the statutory tenants in this regard ?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS AND HOUSING (SHRI H. K. L. BHAGAT) : (a) and (b) Yes, Sir. The total number of cases pending on 29th February, 1976, with the Rent Control Tribunal was 1277 appeals and the Rent and Additional Rent Controllers was 8525 cases. These cases were filed under various sections of the Delhi Rent Control Act and it is not possible to indicate separately how many out of these related to eviction of tenants only.

(c) Government have no such information.

(d) Adequate provision already exists in the Delhi Rent Control Act for protection of tenants against eviction.

SHRI R. NARASIMHA REDDY : Sir, I wanted to know whether there has been any illegal eviction of tenants from these places for the purpose of collecting pugree. This information has not been supplied.

SHRI H. K. L. BHAGAT : Sir, so far as the collection of pugree is concerned, there is a bar in the Act itself. Under section 15(2) of the original Act, there is a ban on taking of pugree. There is also a penal provision under section 48 of the Act which provides for punishment in this connection. In any case, if pugree is taken, it is for the person concerned to make a complaint and get relief from the court.

SHRI KHURSHED ALAM KHAN : The new Rent Control Act appears to be selfdefeating as the landlords are taking advantage of certain provisions in the Act. For instance, in the case of death of a tenant, particularly in areas like old Delhi where people have been living in the same house for generations, his son or his dependent has to vacate the house within a period of one year. If he wants to get a house under the low-income category from the DDA, it takes almost three years for him to get the accommodation. Where will he live for these three years ? Secondly, where a landlord has more than one house, he has the choice of evicting the person who has been staying longer in a particular house because of his paying a low rent, and not the other tenant whose stay is less. This sort of choice should not be given to the landlord. I would like to know from the hon. Minister whether such complaints have come to his notice. What action he propose to take in respect of such complaints which have been received or are likely to be received in future ?

SHRI H. K. L. BHAGAT : Sir, no precise complaints as such have been received in this connection, though in a general way, as the hon. Member has pointed out, such things have been pointed out. This matter was discussed in the last session of the House when that Act came and, as I submitted last time, the Government is considering bringing a comprehensive Bill in this connection.

SHRI N. P. CHAUDHARI : It is a very good thing that there is a ban on collection

of *pugree* from any tenant or anybody, but may I know from the hon. Minister whether such a ban is applicable also to the DDA, the Municipal Committee and the Municipal Corporation in regard to the houses and shops sold or allotted by them ?

SHRI H. K. L. BHAGAT : Sir, they are not collecting any *pugree*.

SHRI N. P. CHAUDHARI : Sir, it may not be in that shape, but the money they get is really *pugree*; only it is in another shape. May I know whether he will apply the same formula to DDA, the Municipal Committee and the Municipal Corporation ?

(No reply.)

*340. *The Questioner (Shri Khyomo Lotha) was absent. For answer vide col. 32 infra.]*

Implementation of National Capital Region Plan

*341. **SHRI KHURSHED ALAM KHAN :**

SHRI KASIM ALI ABID :

SHRI JAGDISH JOSHI :

SHRI IBRAHIM KALANIYA :

Will the Minister of WORKS AND HOUSING be pleased to state :

(a) whether a high powered committee has been set up to supervise the implementation of the National Capital Region Plan;

(b) the number of times this Committee has met during the last year; and

(c) what action Government propose to take to expedite the implementation of the Plan ?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS AND HOUSING (SHRI H. K. L. BHAGAT): (a) Yes, Sir.

(b) The High Powered Board which has held meetings earlier did not hold any meeting during the last one year.

(c) The plan is already under implementation in the towns of Meerut, Gurgaon and Alwar.

SHRI KHURSHED ALAM KHAN : Sir, it is surprising that the Board has not met for one year and no action was taken or no initiative was taken to see that the meeting of the Board is held. It is also stated that implementation is being done in the various States. I would like to know from the hon. Minister what is being done, for instance, about Narela which is in the Union territory of Delhi and which is one of the ring towns to be developed.

SHRI H. K. L. BHAGAT : Sir, as far as the meeting of the Board is concerned, my Minister is calling a meeting of the Board in the first week of May this year in this connection. So far as Narela is concerned, the Total Integrated Development Plan for Narela is yet to be prepared as issues relating to infrastructure facilities such as providing water supply, sewage disposal, etc., and economic viability in respect of disposal also, are under consideration in consultation with the various agencies. Recently it was decided, in a meeting held on 16th February, 1976, to depute a joint study team consisting of the representatives of the DDA and other agencies to study the pattern of development also by the State Industrial Development Corporations in connection with the development of Narela. The report of the study team is awaited.

SHRI KHURSHED ALAM KHAN : Sir, always the initiative is taken only after the question is received. It is surprising that in the particular case of Narela which is under the very nose of the Ministry, no action is being taken, and if this is the progress of implementation of the National Capital Region Scheme, it will be completed, most probably, only in the next century. Particularly in Delhi where the population is increasing at the rate of three lakh persons per annum, if these ring towns are not developed at a faster pace, Delhi will be a very difficult place to live in. I would also like to know what is the co-ordinating agency for the various towns and States to push up and expedite the work.

SHRI H. K. L. BHAGAT : Sir, already the National Capital Region Board is there. Then the Board has a Committee also which looks into this question, and co-ordination is done by the Ministry of Works and Housing. I might add, for the information of the hon. Member, that the problem is rather complex but, all the same, the plan for the National Capital Region has already been prepared—the plans for these priority towns have been prepared. Plans for other towns have to be prepared by the various States. In regard to Narela, I have already answered the question. With regard to holding of the meeting in May I suppose so it is a compliment to the member—I have already told him.