

Minister whether this project will be completed, at least, in the next five years? Secondly, Sir, I want to know whether the World Bank Mission, which has surveyed the project, is now willing to foot the bill or what the progress of the World Bank Mission is.

SHRI KEDAR NATH SINGH : Sir, I fully appreciate the opinion expressed by the hon. Member. If he had put the question to the State Government, it would have been better because ultimately it is a State subject and State Governments usually take more than one project in hand and then distribute money among those projects with the result that the work is delayed. In this connection, a team is going from this country for financial negotiations with the World Bank and we feel that we shall get some money for this purpose.

SHRI SALIL KUMAR GANGULI : Sir, may I know what the life expectancy of this dam is?

SHRI SHAH NAWAZ KHAN : It is 100 years.

श्री प्रकाशवीर शास्त्री : नागार्जुन सागर बांध जब बनने जा रहा था तो इसके दो लक्ष्य रखे गये थे। एक तो उस क्षेत्र में अधिक से अधिक सिंचाई हो सकेगी और दूसरे उस क्षेत्र के लिए अधिक से अधिक बिजली का उत्पादन हो सकेगा। लेकिन नागार्जुन सागर को बने हुए इतने दिन हो गये जहां अभी तक सिंचाई की अपेक्षित व्यवस्था नहीं हो सकी, वहां नागार्जुन सागर से जो बिजली उत्पादन की जानी चाहिए थी उसके लिए भी पूर्णतः व्यवस्था नहीं हो सकी। मैं यह जानना चाहता हूं कि जो इतनी बड़ी रकम लगा कर बांध बनाया गया है जिसके कि दो लक्ष्य रखे गये थे उनमें से बिजली उत्पादन के लक्ष्य की पूर्ति कब तक हो सकेगी?

श्री केदार नाथ सिंह : इस प्रश्न का संबंध इस मिनिस्ट्री से नहीं है। अगर संबंधित मिनिस्ट्री से यह प्रश्न पूछा जाए तो ज्यादा अच्छा है।

*336. [Transferred to the 1st April, 1976]

Construction of second storey on DDA Flats in Janakpuri

*337. **SHRI AWADHESHWAR PRASAD SINHA :** Will the Minister of WORKS AND HOUSING be pleased to state :

(a) whether it is a fact that two, three and four storeyed houses and flats have been constructed all around small single storeyed houses constructed on 80 sq. yd. plots earlier by the DDA in Janakpuri, New Delhi, which have converted these clusters of small houses into virtual slums;

(b) whether it is a fact that the present covered area in these small houses is less than the permissible limit prescribed under the municipal bye-laws;

(c) whether Government have received representations from the residents of these small houses to allow them to make additions to their houses on the ground floor and also to construct second storeys as the accommodation originally provided in these houses has become inadequate to meet the requirements of occupants; and

(d) if so, the action proposed to be taken in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS AND HOUSING (SHRI H. K. L. BHAGAT) : (a) The constructions have been allowed in accordance with the approved layout plans, which again are in accordance with the Master Plan and the zoning regulations. It is not correct to say that the clusters of small houses have become slums.

(b) No. The single storeyed construction is not on individual plot area but on group housing basis with density limitations. The benefit of permissible coverage provided in the building bye-laws is, thus, not tenable. In group housing the total ground coverage on the area is considered and not that of an individual plot.

(c) Yes, Sir.

(d) No further action is proposed to be taken, since the demand for additional accommodation could not be agreed to.

SHRI AWADHESHWAR PRASAD SINHA : Sir, I am surprised to hear the answer because I have facts which go to prove that they were vacant individual allotments and not covered under group housing. It has nothing to do with group housing. Is

it not a fact that 80 sq. yards of land has been calculated separately and each individual has been charged separate ground rent on the cost of 80 sq. yds? How are these houses being mixed up with group housing scheme specially when these are single-storeyed and these single-storeyed houses were constructed to attract people to this far-flung colony? The DDA had stipulated construction of an upper story with a *bar-sati*. This fact exists in the records of the DDA. That is my assumption that there is a plan in the DDA office itself. The DDA is misleading our learned Minister and they know it very well. The DDA have made the rich, richer and poor, poorer.

MR. CHAIRMAN : Now, you resume your seat.

SHRI AWADHESHWAR PRASAD SINHA : And plans to this effect are there. If so, what is the difficulty now in permitting the allottees to construct the upper storey?

SHRI H. K. L. BHAGAT : According to the information supplied to me by the DDA, this was a scheme not for the individual housing allotment. Allotment to an individual of a house scheme in group housing scheme does not make an individual house and the reason for not permitting them is the density and various other factors. About the other information that the hon. Member is giving that the DDA had said something earlier and so on, if he can more precisely give this information to me, I can check up.

SHRI AWADHESHWAR PRASAD SINHA : This was in their office.

SHRI H. K. L. BHAGAT : I would, with utmost respect to the hon. Member, submit that the hon. Member is giving me some information which I can check up. But, according to the information with me, that is the position.

SHRI AWADHESHWAR PRASAD SINHA : I want to know from the hon. Minister whether a deputation of the residents met the Lt. Governor and the Chairman of the DDA in the first week of June last year and put forth a demand for the construction of an upper storey on these houses and they were assured of sympathetic consideration. If so, what are the steps taken by the DDA in this regard? It should be borne in mind that the deputationists emphasised that these houses were not covered under the group housing

scheme and each allottee held the land and paid taxes individually.

SHRI H. K. L. BHAGAT : I do not know on what date the deputation met the Lt. Governor in this connection but this is a fact that they had given some demand in which they said that they should be given more covered area which the DDA had rejected. The Lt. Governor happens to be the Chairman of the DDA.

SHRI JAGJIT SINGH ANAND : In view of the fact that in Janakpuri, two three and four storeyed houses have been constructed, and the tenants of single storeyed houses have to suffer great hardship, will the hon. Minister take a sympathetic view and intervene in the matter and allow them to construct a second storey?

SHRI H. K. L. BHAGAT : Sir, the hon. Member is making a suggestion to me. I would certainly pass it on to the DDA.

श्री ओडुन् प्रकाश त्यागी : सभापति जी, इस संबंध में मुझे जो जानकारी है उसके अनुसार डी० डी० ए० के साथ एक एडवाइजरी कमेटी या कंसल्टेटिव कमेटी की भी नियुक्ति की गई है जिसमें संसद-सदस्य भी शामिल हैं। पिछले कुछ महीनों से डी० डी० ए० जिस तानाशाही रूप में कार्य कर रहा है और जिस प्रकार से अपनी नीति चला रहा है उसमें न तो एडवाइजरी कमेटी की कोई मीटिंग बुलाई गई है और न ही उनकी कोई सलाह ली गई है। ऐसी स्थिति में क्या मंत्री महोदय कोई इस प्रकार का आश्वासन देंगे जिससे वहां पर इस प्रकार की कार्यवाही न हो सके?

SHRI H. K. L. BHAGAT : The Delhi Development Authority has an Advisory Committee and according to them they had asked the members of the Committee to give them some items for consideration. According to the DDA, no items were received from them. All the same, I am asking the DDA to hold a meeting of the Advisory Committee.

SHRI B. RACHAIAH : Sir, I would like to know whether it is a fact that the Lt. Governor who is the Chairman of the DDA received a communication from two members of the DDA Advisory Committee

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