

information prior to the charges levelled against him—which is an indirect evidence that he was charge-sheeted only after he brought to light this scandal which is of the first order—or whether the date the charges were levelled against him was a date after he gave the information.

SHRI KONDAJJI BASAPPA: This is outside the purview of this question. It requires a separate notice.

DR. K. MATHEW KURIAN: Sir, I asked a specific question. First of all I gave the general background that the American factor is there and specifically in that background I asked for the date on which Mr. N. K. Deshmukh was charge-sheeted for the so-called cooked-up charges.

MR. CHAIRMAN: He wants notice. That is enough.

DR. K. MATHEW KURIAN: He said it is outside the scope of the question.

MR. CHAIRMAN: Mr. Swamy, last question.

(Interruptions)

SHRI SUBRAMANIAN SWAMY: Has the hon. Minister received, from Assam and other places, complaints that family planning is being imposed upon the people with promises of getting them out of land disputes, court cases and so on and that after they go through vasectomy they find that they have neither settled the problem of their land disputes or court cases but they have other things missing in them?

SHRI KONDAJJI BASAPPA: It looks like an imaginary assumption on the part of the hon. Member.

(Interruptions)

SHRI SUBRAMANIAN SWAMY: It happened in Bareilly, in Shillong.

SHRI KONDAJJI BASAPPA: There is no compulsion here it is voluntary.

Legislation regarding ceiling on urban property

'613. SHRI K. N. DHULAP:

SHRI A. G. KULKARNI:

SHRI KRISHAN KANT:

SHRI GURMUKH SINGH MU-SAFIR:

SHRI KALI MUKHERJEE:

Will the Minister of WORKS AND HOUSING be pleased to refer to the answer to Unstarred Question 79 given in the Rajya Sabha on the 24th April, 1974 and state:

(a) whether any decision has since been taken on bringing forward a legislation for a ceiling on urban property; and

(b) if so, what are the details thereof and by when a Bill to that effect is likely to be introduced in Parliament?

THE MINISTER OF STATE IN THE MINISTRY OF WORKS & HOUSING (SHRI OM MEHTA): (a) and (b) The matter is still under the active consideration of the Government.

SHRI K. N. DHULAP: Sir, the problem is there in the political air for more than 8 years. Questions were asked in the House and the Government had given replies to the hon. Members. The hon. Minister has replied to my question today and also to the question of the hon. Member, Shri Krishan Kant on the 5th December, 1973 in this House.

Mr. Om Mehta, Minister of State in the Ministry of Works and Housing told the Rajya Sabha on the 15th December, 1973 that a draft Bill to impose a ceiling on urban property was being considered at the highest level and would be introduced in Parliament very soon. The words used by him at that time were 'very soon'. Again, Sir, on the eve of this Session the hon. Minister, Shri Bhola Paswan Shastri on 12th June, 1974 told newsmen in Delhi

The question was actually asked on the floor of the House by Shri K. N. Dhulap.

that the Bill to fix ceiling on urban property has been practically finalised and was likely to be introduced in the next Session of Parliament; that means this Session. He told in an exclusive interview that the draft Bill was being examined by a high level committee. Mr. Shastri said that he had requested the committee to hurry up with the work and submit its report as soon as possible. The words used by the hon. Minister were 'as soon as possible'. I want to know how many days, how many months, how many years the Government is going to take to finalise the Bill and introduce it in Parliament.

SHRI OM MEHTA: Mr. Shastri, the hon. Minister for Housing, has rightly said that he gave a direction to the Committee that their report should be finalised very soon. So, Sir, the Committee respecting his wishes finalised its recommendations and they have gone to the highest level in the Government for consideration. And I stand by the commitment which I made to Shri Krishan Kant a few months back that very soon the Bill will be introduced. I cannot say anything else.

MR. CHAIRMAN: Mr. Krishan Kant; you have got your commitment. Do you want anything more?

SHRI KRISHAN KANT: I would like the Minister to quantify the commitment. Mr. Bhola Paswan Shastri said next Session; does the Government stand by that and will the Government introduce the Bill in this Session or not; if not, why not? Mr. Om Mehta has now said that the whole case has gone to the highest level. May I know whether they have taken certain basic decisions as to what is the concept of urban property, whether a person can hold houses in many cities or you have confined it to one city and the third point which is very relevant is whether you are holding it in relation to the price of Rs. 5 lakhs or since the prices are increasing is it in relation to the area and at what stage does the matter stand at present?

SHRI OM MEHTA: Sir, he has said next Session; it can be the next Session which is coming and it can be the Session afterwards also. It is a relative term but

I want to reiterate that we are committed to this and we will be very soon bringing this legislations before Parliament. Now I cannot say whether it is area or value because they are secret things and how can I say now whether it will be in terms of value or of area which will be permitted. I can make it quite clear that there is a basic change in the thinking of the Government. Previously it was only in respect of urban property but now we want to bring in the urban lands and urbanisable lands also within the purview of this Bill so that speculation and making of money on urban and urbanisable lands is also controlled by this Bill. Due to this and due to the directive that socialisation of urban lands should also be there there is some delay but we are trying to see that all these things are taken care of in the Bill and that there are no loopholes in the Bill.

श्री गुरुमुख सिंह मुसाफिर : मैं अपने राज्य मंत्री जी से पूछना चाहता हूँ कि जिस सवाल की ज्यादा चर्चा हो जाती है उस की इंपाट्स खामखाह बढ़ जाती है। सवाल और जवाबत से यह बात बिल्कुल स्पष्ट है कि जिम्मेवार कर्मचारियों ने इस के मुतालिक अपने अपने बयान दिये हैं और वायदे भी किये हैं। तो आखिर किस बात पर आप की टांग टूटती है। आखिर यह काम कब होगा। तो माननीय मंत्री जी इस से इत्फाक करते होंगे कि जो सवाल ज्यादा चर्चा का बायस हो जाय उस का फैसला जल्द हो जाना चाहिये इस लिये मैं एक सवाल आप से पूछना चाहता हूँ कि माननीय मंत्री जी को इस बात की जानकारी होगी कि एग्रीकल्चर लैंड के मुतालिक जहाँ जहाँ सीलिंग हो चुकी है, जिन जिन सूबों में हो चुकी है वहाँ भी इस पर अमल नहीं हो रहा है या अमल करने की जरूरत नहीं समझ रहे हैं...

श्री सभापति : यह एग्रीकल्चर लैंड का सवाल नहीं है।

श्री गुरुमुख सिंह मुसाफिर : मेरा सवाल यह है कि अभी तक शहरी भूमि पर सीलिंग क्यों नहीं हुई है? क्या सरकार जल्दी इसका फैसला

करने के मूल्य सोचकती है ? क्योंकि हमारे जो प्रॉब्लम्स हैं एग्जिक्लूड लैंड की वे तभी हल हो सकती हैं जब इसका फैसला जल्दी हो जाए ।

श्री ओम् मेहता : अभी आपने कहा कि आपकी टांग कहां टूटती है तो हमारी टांग यहां पर टूटती है कि कितनी जल्दी हम बिल को लायें । हमने अभी कृष्ण कांत जी को बताया कि कोई महीना ऐसा नहीं होता जब कि इस पर सोचा न गया हो । यह बड़ा पेचीदा मामला है, इसलिये हम चाहते हैं जब भी यह आए तो इसमें कोई लूप होल न रहे । जो आपने नया डाइरेक्टिव दिया है, इसके लिए भी हम सोच रहे हैं कि इससे शहरी जमीनों का जो बिल आए उसके साथ ही इसको भी लाया जाए इसी लिए देर हो रही है । देर आयद दुरस्त आयद ।

श्री जगदीश जोशी : क्या मंत्री महोदय यह बताने की कृपा करेंगे कि यह जो सम्पत्ति बिल लाने का मामला है, इसकी घोषणा करने के बजाये चुपचाप लाने से ज्यादा फायदा है या डोल पीट कर लाने से ज्यादा फायदा है ?

श्री ओम् मेहता : चुपचाप लाने से ज्यादा फायदा है । हम कोई डोल नहीं पीट रहे हैं ।

SHRI D. THENGARI: While the other details are being worked out regarding area and value, may I know what is the definition of 'property' according to the Bill, because that must have been worked out already and while you are prescribing the ceiling on urban property, will you be kind enough to prescribe also the floor of urban property?

SHRI OM MEHTA: All these things are under the consideration of Government — whether it is the area or the value of the property and also the property, say, the house and the urban land on which the house has been built.

SHRI D. THENGARI: I want to know whether they have prescribed the floor also for urban property.

SHRI OM MEHTA: Yes, Sir. This is also under active consideration, the floor area of the urban property.

श्री चक्रपाणि शुक्ल : आज ही मैंने अखबार में पढ़ा कि इन्दौर में होल्कर का महल 16 लाख में बिका । मैं मंत्री महोदय से चाहूंगा इस बिल को जल्दी से जल्दी लागू करें जिससे लोग ऐसा न कर सकें ।

श्री ओम् मेहता : यह कोशिश की जा रही है जो लोग ऐसा करते हैं, वे इससे बच न पाएँ । हमने सब स्टेट्स को यह लिखा है कि वे इस ऐक्ट को पास करें ताकि उन जगहों को जिन पर वे हैं उनको बेच न सकें । कुछ स्टेट्स ने पास किया भी है, जैसे आंध्र प्रदेश, गुजरात, मध्य प्रदेश, उत्तर प्रदेश, बिहार, केरल, कर्नाटक और राजस्थान ।

श्री चक्रपाणि शुक्ल : तो इन्होंने यह कैसे बेच दिया ?

श्री ओम् मेहता : क्योंकि अरबन प्रॉपर्टी का सबजेक्ट स्टेट सबजेक्ट है । उन्होंने परमिशन ली होगी । उस स्टेटों ने बिल पास किया हुआ है ?

SHRI BABUBHAI M. CHINAI: May I know from the hon. Minister whether any guidelines in regard to the evaluation of property are being envisaged and also may I know whether the Government is thinking of a total ceiling on urban property to be held in various States by individuals? My question is ...

SHRI OM MEHTA: Yes, all these are under consideration.

SHRI BABUBHAI M. CHINAI: Suppose I have got property worth Rs. 3 lakhs in Delhi, Rs. 2 lakhs in Indore and Rs. 2 lakhs in Bombay. Will all the total be

taken into account or whether it will be only one property in one State?

SHRI OM MEHTA: How can I reveal all these things. These are the things which are being considered at present.

SHRI G. C. TOTU: Will the Minister be pleased to state whether in order to enhance the value of the urban property at Connaught Place the Government is thinking of putting up an underground railway?

SHRI OM MEHTA: No, Sir; not to that extent. The underground railway is being put by the Rapid Transit System so that the people who are living in the farther areas, in very distant areas, are able to come to the city centre, not for enhancing the property.

SHRI S. S. MARISWAMY: Sir, Mr. Shastri is reported to have said that it is being considered by a high-level Committee, as per the statement of Mr. Dhulap. According to the hon. Minister of State, it has reached the highest level. May I know who are the members of this high-level Committee?

SHRI OM MEHTA: A high-level Committee of this Ministry was constituted. Myself was a member, Mr. I. K. Gujral, Minister of State for Information and Broadcasting, and Prof. S. Chakravarti, Member, Planning Commission, were the other members. We have already submitted our report. The Committee was constituted on 18-4-74, and we have submitted our final report on 23-7-74, after holding about a dozen meetings.

SHRI BHUPESH GUPTA: In view of the fact that, when the matter is under the active consideration of a supinely inactive Government, may I know . . .

SHRI OM MEHTA: We are active.

SHRI BHUPESH GUPTA: You are active in other ways; in beating the railwaymen you are very active.

. . . what steps are the Government have taken in order to create a situation when it will not be possible for the urban property holders to make arrangements in anticipation in order to evade the law, even if at all it comes into force? Why in this case the Government has not evolved

at least a minimum kind of ceiling temporarily and issued the necessary Ordinance so that nobody would be in a position to parcel out properties amongst their relatives and friends and thus evade the urban property ceiling—real property I am talking about—when it comes? Why are not such steps taken? Why is the Government giving notice to these people in order to make arrangements? And finally, is the Minister aware that some Ministers in Bombay, for example, are taking very excellent flats in and near Marine Drive and other places and are making deals with various urban property holders so that when the Bill comes into force, when it becomes law, they will be properly looked after? May I know whether the Government is aware that a collusion is afoot between some Ministers in the State of Maharashtra and the big urban property holders there?

SHRI OM MEHTA: As I have said earlier, when we thought of bringing forward this Bill, we wrote to all the State Governments that they should either issue an Ordinance or pass the Bill prohibiting the alienation of urban property so that urban properties are not sold to other people and they do not escape from the purview of this Bill when it comes into force. So, some of the States I named earlier—Andhra Pradesh, Gujarat, Madhya Pradesh, U.P., Bihar, Kerala, Karnataka and Rajasthan—very readily passed Ordinances and Bills, and we have again reminded the other States also three months back. Most of these States say that they are considering it. It is under consideration, they are already taking a decision.

I agree with Mr. Bhupesh Gupta that some temporary restrictions should have been put on building these luxury houses and bigger houses. Very soon, we will be bringing forward a Bill before the House.

SHRI BHUPESH GUPTA: What 'very soon'? How soon will that 'very soon' be because 'very soon' in such matters has a different meaning? But in dealing with the working people . . .

SHRI OM MEHTA: I will request Mr. Bhupesh Gupta to separate both the issues, I am saying 'very soon' about this Bill on

urban ceiling. About putting these temporary restrictions on constructions. He must have seen in today's papers that under the Essential Commodities Act, we have put some restrictions on hotels and bigger buildings, office complexes and shopping centres like that for residential houses also. I think by the end of the Session or in the very near future, we will be bringing it because the Bill is being vetted. It will be very soon. If it is ready before the end of the Session, we see no harm in bringing it up before the House. But if it is not ready before the session we would bring it in the form of an ordinance so that restrictions are put on building luxury houses and bigger houses. There we are thinking the putting restriction on the floor area of bigger houses which are being built. About collusion, Mr. Bhupesh. Gupta knows better being the editor of a very famous paper.

SHRI BHUPESH GUPTA: I am very glad the hon. Minister Jias conceded that I know better. But will you now take the facts from me and deal with your Ministers? I will give you the names of two Maharashtra Ministers tomorrow.

श्री मुहम्मद यूनुस सलीम : हमारे मुल्क में एक मिसाल है कि गेहूं के साथ धुन भी पिसता है ।

श्री सभापति : आप सवाल पूछिये ।

श्री मुहम्मद यूनुस सलीम : जी हां, मैं सवाल ही कर रहा हूँ । इस मुल्क में इसमें कोई शक नहीं है कि बहुत से पूंजीपति ऐसे हैं जिनके पास करोड़ों रुपयों की जायदादें हैं और जिनके ऊपर निगरानी रखने की जरूरत है । लेकिन क्या मिनिस्टर महोदय यह फरमायेंगे कि बहुत सी रियासतें ऐसी हैं जहां पर आर्डिनेंस के जरिये या कानून के जरिये जायदादों पर यह पाबन्दी आयद कर दी गई है कि कोई भी जायदाद ट्रांसफर नहीं कर सकता है . . .

श्री सभापति : मैं फिर आप से दख्वास्त करता हूँ कि आप सवाल पूछिये ।

श्री मुहम्मद यूनुस सलीम : लेकिन बहुत से ऐसे लोग हैं जो गरीब होते हैं और जब उन्हें अपनी लड़की की शादी करनी होती है या उनको कोई दूसरी जरूरत होती है तो वे उस वक़्त अपनी जायदाद को फरोक़्त कर सक . . .

MR. CHAIRMAN: I will call the next Member.

श्री मुहम्मद यूनुस सलीम : इसलिये क्या आप ऐसा कोई इंतज़ाम करेंगे, जिससे लोगों को इस कानून की वजह से जो परेशानी हो रही है वह न हो; क्योंकि जो गरीब आदमी होता है उसके पास लड़की की शादी के लिए पैसा नहीं होता है और बैंक भी उसको कर्ज़ नहीं देते हैं, साहूकार भी कर्ज़ नहीं देते हैं ? इसका नतीजा यह होता है कि लोगों को तरह-तरह की परेशानियाँ उठानी पड़ती हैं । साथ ही साथ मैं यह भी मालूम करना चाहता हूँ कि जब आपने यह कानून पास किया है तो क्या आपने ऐसे लोगों का भी खयाल किया है जो गरीब हैं, वे जरूरत के वक़्त अपनी जायदाद को बेच सकें और यह सीलिंग आफ़ प्रापर्टी का बिल या कानून उन पर लागू न हो ?

श्री ओम् महता : जी हां, जो जेनुएनमे डिज़रविंग मामलें होते हैं उनको स्टेट गवर्नमेन्ट इजाजत देती है ।

श्री रवी राय : सभापति महोदय, मंत्री महोदय के जवाब से पता चलता है कि ये जान-बूझकर सम्पत्ति पर सीमा निर्धारण का बिल नहीं ला रहे हैं और इसी से यह भी पता चलता है कि ये सूडो-सोशलिस्ट हैं ।

MR. CHAIRMAN: This is the last question. We have taken twenty minutes over this question.

श्री रवी राय : मैं मंत्री महोदय से यह भी जानना चाहता हूँ और जैसा अभी श्री भूपेश गुप्त ने भी सवाल किया है कि क्या यह सही है कि राज्यों में मंत्रि मंडल के दो सदस्य फ्लैट्स खरीद

रहें हैं ? मैं यह भी जानना चाहता हूँ कि केन्द्रीय मंत्रिमंडल के सदस्यों की जायदाद की जो सूची प्रधान मंत्री के पास भेजी जाती है उसके माध्यम से क्या मंत्री महोदय यह भी बताने की कृपा करेंगे कि केन्द्रीय मंत्रिमंडल के सदस्यों की हमारे देश के भिन्न-भिन्न शहरों में कितनी जमीन या जायदाद है ? इसके साथ-साथ मैं यह भी कहना चाहता हूँ कि अगर इस तरह की सूचना आप नहीं देंगे तो फिर देश के सामने कोई आदर्श नहीं रख पाएँगे, इसलिये मंत्री महोदय यह बताने की कृपा करें कि केन्द्रीय मंत्रिमंडल के सदस्यों की विभिन्न शहरों में कितनी जायदाद है और क्या वह जायदाद सम्पत्ति की सीमा निर्धारण कानून से ज्यादा है ?

श्री ओम् महता : केन्द्रीय मंत्रिमंडल के सदस्यों के पास कितनी सम्पत्ति है, इसकी सूचना प्राइम मिनिस्टर के पास होगी, हमारे पास नहीं है । लेकिन जब सीलिंग का बिल आएगा तो उस वक्त वे इससे बच पाएँगे, यह मैं नहीं समझता हूँ । ऐसी हालत में कोई अगर फ्लैट्स खरीद रहे हैं तो वह अकलबंदी की बात नहीं कर रहे हैं ?

SHRI LOKANATH MISRA: The hon'ble Minister has not properly answered the question. They have not purchased it. It has been transferred to them. That is what he says.

श्री ओम् महता : मैंने कहा है कि अगर कोई फ्लैट्स खरीद रहा है तो यह अकलबंदी की बात नहीं है । सीलिंग का बिल आएगा तो उनके फ्लैट्स इससे बच नहीं पाएँगे ।

SHRI RABI RAY: Sir, to set the record straight, what I said was that some Ministers in the States—and I mentioned Maharashtra—are getting luxury flats transferred in favour of their sons and sons-in-law.

श्री रबी राय : तो प्रधान मंत्री से कह कर उसको मंगवा लीजिए . . .

MR. CHAIRMAN: I have called the next question.

श्री रबी राय : अध्यक्ष महोदय, मेरे सवाल का जवाब नहीं हुआ । क्या बक्स एण्ड हाउसिंग मिनिस्टर यह प्रधान मंत्री जी से मंगवा लेंगे . . .

श्री सभापति : यह आपने सवाल नहीं किया था कि वह मंगवा लेंगे ; अभी कह रहे हैं ।

श्री ओम् मेहता : एक छोटा सा जवाब मैं देना चाहता था, जो रह गया । उन्होंने कहा हम सूडो-सोशलिस्ट हैं । मैं यकीन दिलाना चाहता हूँ हम यहाँ की तरफ बैठने वाले वह नहीं हैं । सूडो-सोशलिस्ट वह हैं जो आपकी तरफ बैठे हैं ।

श्री रबी राय : बिल को तो लाकर देखिए उसी से मालूम पड़ जाएगा ।

श्री भैरों सिंह शेखावत : सभापति महोदय सिर्फ एक छोटा सा क्वेश्चन . . .

श्री सभापति : अब नहीं, 20 मिनट से ज्यादा इसी में हो गए ।

Intensive oilseeds development programme

*614. **SHRIMATI SUSHILA SHANKAR ADIVAREKAR :**

SHRIMATI SARASWATI PRADHAN :

SHRIMATI SUMITRA G. KULKARNI :

Will the Minister of AGRICULTURE be pleased to state:

(a) whether Government propose to launch an intensive oil-seeds development programme for increasing oil-seeds production;

(b) if so, the details of the programme, and the areas selected there in each State; and

The question was actually asked on the floor of the House by Shrimati Saraswati Pradhan.