

## RAJYA SABHA

Friday, the 10th September, 1965/the  
19th Bhadra, 1887 (Saka)

The House met at ten of the clock,  
MR. CHAIRMAN in the Chair.

### ORAL ANSWERS TO QUESTIONS

#### †RISE IN URBAN LAND PRICES

\*330. SHRI M. C. SHAH: Will the Minister of HOME AFFAIRS be pleased to state:

(a) whether Government are aware of the abnormal rise in land prices in Delhi, specially in urban areas; and

(b) whether Government have any scheme to curb this abnormal rise in land prices during the Fourth Five Year Plan period so that housing schemes may not suffer?

THE DEPUTY MINISTER IN THE MINISTRY OF HOME AFFAIRS (SHRI L. N. MISHRA): (a) There is, no doubt, pressure of demand for land in Delhi but there has not been any abnormal rise in the land prices in the urban areas of Delhi in the past three four years.

(b) In order to stabilise the prices of urban lands, the Scheme of 'Large-scale Acquisition, Development and Disposal of Land in Delhi' has been introduced. The salient features of the Scheme were given in the statement laid on the Table of the House on 6th September, 1961 in reply to the Starred Question No. 605 by Prof. Dr. Raghu Vira.

SHRI M. C. SHAH: May I know what is the provision made for housing for urban and rural areas in the Fourth Plan for the whole country?

SHRI L. N. MISHRA: Sir, this question refers to land prices and moreover I am not in charge of the Fourth Plan. So, it is difficult for me to say anything.

†Transferred from the 1st September, 1965.

666 RSD—1.

SHRI M. C. SHAH: May I know whether the Government are aware that in spite of the schemes to encourage housing for middle-income groups and lower middle-income groups, it has become impossible for them to take advantage of these schemes because of abnormal land prices in the urban areas generally and also because of the high prices of building materials?

SHRI L. N. MISHRA: Sir, it is not a fact that people belonging to lower middle-income groups have not been able to take advantage; they have taken advantage and we have given them land—to some people at reserve price through the method of lots and also to some people by auctions, etc. They have taken full advantage. I might also inform the House that the Delhi Development Authority, since October 1963, have allotted 1453 plots to the low-income group people and they have also allotted some plots of land to the middle-income group people and high-income people through auctions.

श्री राम सहाय : क्या मैं मंत्री महोदय से यह जान सकूंगा कि देहली में जो हाउसिंग कोऑपरेटिव सोसाइटीज बनी हैं उन को जल्द से जल्द जमीन मिल सके इसके बारे में क्या कोई व्यवस्था आप कर रहे हैं ?

श्री ललित नारायण मिश्र : यह बात सही है कि उनको हम प्राथमिकता देते हैं । जैसा मैं ने बताया, रिजर्व प्राइस पर हम सब मिला कर चार तरह के लोगों को देते हैं उन में से एक कोऑपरेटिव हाउस बिल्डिंग सोसाइटीज को भी हम प्राथमिकता देते हैं

श्री राम कुमार भुवालका : क्या मंत्रीजी बतायेंगे कि कई वर्षों में जमीनों के दाम सभी जगह बढ़े हैं, चाहे अरबन एरिया हो, चाहे देहात और खेत की जमीन हो, कमो-बेश बढ़े ही हैं । तो क्या आपकी हाउसिंग स्कीम में इस से बाधा पहुंची है , और अगर पहुंची है तो किस हद तक ?

श्री ललित नारायण मिश्र : जैसे कि मैंने बताया, जमीन का दाम भी कम हुआ है । मैं बता दूँ कि नवम्बर-दिसम्बर, 1963 में सफदरजंग और नजफगढ़ एरिया में जमीन का जो एवरेज दाम था वह क्रमशः 73 से 78 रु० और 48 रु० प्रति वर्ग गज था जो कि 1964 के नवम्बर में गिर कर 54 से 58 रु० और 37 रु० तक आ गया ।

SHRI ARJUN ARORA: Sir, the learned Minister mentioned land being sold at reserve prices to co-operative societies. May I know if any individuals have been sold land at reserve prices and, if so, what was their qualification?

SHRI L. N. MISHRA: Yes, Sir, it is given to individuals also and their claim we considered on these grounds—land at reserve price to low-income group people and to those people whose lands are acquired and who have no land of their own for residential purposes in Delhi.

SHRI SANTOKH SINGH: Sir, in reply to part (a) of the Question, the hon. Deputy Minister stated that there had been no abnormal rise in the land prices in Delhi. My information is that the lands, instead of at the reserve price of Rs. 15, were auctioned at Rs. 80 to Rs. 200 or Rs. 300 per square yard in Delhi. May I know, Sir, if it is not abnormal, then what is the limit of abnormality where the Minister thinks it will start?

SHRI L. N. MISHRA: With regard to prices, I have already stated, and it is also a fact, that prices are high in some areas but, so far as Government efforts are concerned, our main objective has been, and it is also the intention of the Government, to sell land not at exorbitant prices in these auctions, and also to stabilise the prices. We have resorted to these two or three methods and we feel that the prices are coming down. If the hon. Member likes, I can give more figures. In October 1963 in the auction which we had the average price of land was

Rs. 65-85 per square yard and later it came to Rs. 42-77 in the same year, some time in November.

SHRI M. C. SHAH: May I know what was the population of Delhi in 1951, 1961 and 1965 and whether the house-building activity has increased in the same proportion?

SHRI L. N. MISHRA: Sir, with regard to the growth in population, as you know, from 5 lakhs in 1947 it has come to about 30 lakhs in 1965. The house-building activities have also been there but they have not been able to keep pace with the growing population. That is a fact.

MR. CHAIRMAN: Next question.

### हिन्दी पुस्तक चयन समिति

\*528. श्री भगवत नारायण भागवत : क्या शिक्षा मंत्री यह बताने की कृपा करेंगे कि :

(क) उन के मंत्रालय की हिन्दी पुस्तक चयन समिति की 1965 में कितनी बैठकें हुईं और इन बैठकों में कितनी पुस्तकों का चयन किया गया ;

(ख) क्या यह सच है कि समिति ने यह निर्णय स्वयं किया था कि प्रत्येक पुस्तक की कितनी प्रतियां खरीदी जाएं और देश के विभिन्न स्थानों पर कौन-कौन सी पुस्तकें भेजी जाएं ; और

(ग) प्रत्येक पुस्तक की कितनी-कितनी प्रतियां खरीदी गईं ?

†[HINDI BOOK SELECTION COMMITTEE]

\*528. SHRI B. N. BHARGAVA: Will the Minister of EDUCATION be pleased to state:

(a) the number of meetings of the Hindi Book Selection Committee of his Ministry held in 1965 and the

†[ ] English translation.