

SHRI LOKANATH MISRA: In view of the admission of the Minister that there are controversies, does not the Minister think it desirable, while translating the book, to eliminate the interpretations and keep only the bare facts?

MR. CHAIRMAN: I think he has given the reply that they do not want to enter into these controversies because some controversy or other will always remain.

श्री अ.रं. के. भुगतलक : का ता-
नोद मंत्री जी बतायें कि डा० ताराचन्द्र के
ग्रन्थावा अ. वि. ने हिन्दू नही लिखी
है ?

MR. CHAIRMAN: Has anyone else written this History of Freedom Movement?

SHRI M. C. CHAGLA: There were two scholars associated with him but primarily the work is of Dr Tara Chand.

AUCTION OF PLOTS OF LAND IN DELHI

*522. **SHRI KRISHNA CHANDRA:** Will the Minister of HOME AFFAIRS be pleased to state:

(a) whether the Delhi Development Authority is auctioning plots of land with the objective of bringing down prices of land and stopping speculation;

(b) if so, how many auctions have taken place so far and what has been the reduction in the price of land as a result thereof;

(c) whether any special facilities in connection with these auctions are allowed to people in the low-income group; and

(d) what are the terms and conditions of these auctions?

THE DEPUTY MINISTER IN THE MINISTRY OF HOME AFFAIRS (SHRI L. N. MISHRA): (a) and (b) The Delhi Development Authority is

auctioning plots in accordance with the scheme for large-scale acquisition, development and disposal of land in Delhi, vide, Part III of the Statement laid on the Table of the House on 6th September, 1961, in answer to Prof. Dr. Raghu Vira's Starred Question No. 605. Up to 21st February, 1964, 20 auctions have been held and 903 developed plots have been auctioned. The highest price fetched in these auctions was Rs. 100 per square yard and the lowest was Rs 38 per square yard. As a result of these auctions the prices of land in Delhi have been showing a downward trend. This is however a continuous process. The prices are expected to go down further.

(c) Allotment of developed plots to the individuals in the low-income group is made at fixed rates of premium by draw of lots. There is no bar for the individuals in the low-income group to bid at the auctions also.

(d) A form containing the terms and conditions of the auction is placed on the Table of the House.

FORM

(Restricted Auction)
Residential

TERMS AND CONDITIONS FOR THE SALE BY AUCTION BY THE DELHI DEVELOPMENT AUTHORITY ON BEHALF OF THE PRESIDENT OF INDIA OF PERPETUAL LEASE-HOLD RIGHTS IN RESIDENTIAL PLOTS UNDER THE SCHEME OF "LARGE-SCALE ACQUISITION, DEVELOPMENT AND DISPOSAL OF LAND IN DELHI."

I. Purchaser:

(1) Any individual who is not a minor may purchase lease-hold rights in any one plot by bid in the auction if he/she or his wife/her husband or his/her dependent relation including unmarried children does not own, in

full or in part, on free-hold or leasehold basis, any residential plot or house in urban areas of Delhi, New Delhi or Delhi Cantonment.

(2) A change in the name of the intending purchaser will not be allowed under any circumstances.

II. Bidding at Auction and submission of Application:

(1) The officer conducting the auction, may, without assigning any reason, withdraw all the plots or any one or more of them from the auction. The bid shall be for the amount of the premium for the perpetual leasehold rights of the plot. The bid shall not be revocable by the bidder.

(2) The highest bidder shall, at the fall of the hammer, pay to the Delhi Development Authority, through the officer conducting the auction, 25% of the bid amount as earnest money either in cash or by bank draft in favour of the Delhi Development Authority or cheque guaranteed by a scheduled bank as "good for payment for three months" in favour of the Delhi Development Authority. If the earnest money is not paid the auction already held in respect of that plot will be cancelled.

(3) The highest bid shall be subject to the acceptance of the Chief Commissioner of Delhi or such other officer as may be authorised by him in this behalf. The highest bid may be rejected without assigning any reason.

(4) In case of default, breach or non-compliance of any of the terms and conditions of the auction or misrepresentation by the bidder and/or intending purchaser the earnest money shall be forfeited.

(5) The successful bidder shall submit a duly filled in application in the prescribed form immediately after the close of the auction of the plot in question. The intending purchaser

shall submit an affidavit in the prescribed form within a week of the date of the auction regarding I (1).

(6) When the bid is accepted by the Chief Commissioner of Delhi the intending purchaser shall be informed of such acceptance in writing and the intending purchaser shall, within two months thereof, pay to the Delhi Development Authority the balance amount of the bid in cash or by bank draft in favour of the Delhi Development Authority or cheque guaranteed by a scheduled bank as "good for payment for three months" in favour of the Delhi Development Authority. If the bid is not accepted, the earnest money will be refunded to the intending purchaser without any interest unless the earnest money is forfeited under para II(4) above.

III. Ground Rent:

(1) In addition to the premium the intending purchaser of the leasehold rights in the plot shall have to pay an yearly ground rent. The ground rent will be at the rate of Rupee one per plot per annum for the first five years and thereafter will be at the annual rate of 2½ per cent of the amount of the premium.

(2) The ground rent will be enhanced after every 30 years provided that the increases in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the plot without buildings at the date on which the enhancement is due.

IV. Lease Deed and other conditions of lease:

(1) The terms and conditions of the lease are those which are contained in the form of the perpetual lease deed which can be obtained on payment of Re. 1/- from the office of the Delhi Development Authority. The intending purchaser shall be deemed to have agreed to all the terms and conditions contained therein. The intending purchaser shall execute the

lease deed in the said form when called upon to do so.

(2) The following are the other main conditions of the lease:—

- (i) The lessee will have to erect, within two years of the delivery of the possession of the plot, a residential building after obtaining, and in accordance with, the sanction to the building plan with necessary design, plans and specifications from the proper municipal or other authority.
- (ii) The plot or building thereon will not be used for a purpose other than that of residence.
- (iii) The lessee will not be entitled to sub-divide the plot or to amalgamate it with any other plot.
- (iv) The lessee will not be entitled to transfer the plot before or after the erection of the building without the prior permission of the Government. Such permission will not be given for a period of ten years from the commencement of the lease unless, in the opinion of the lessor, exceptional circumstances exist for the grant of such permission.

However, the lessee may, with the previous consent in writing of the Chief Commissioner of Delhi, mortgage or charge the residential plot to such person as may be approved by the Chief Commissioner in his absolute discretion.

In the case of transfer 50% of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the plot at the time of transfer shall be paid to Government.

- (v) The lessee may, however, sub-let the whole or any part

of the building that may be erected upon the residential plot for purposes of private dwelling only on a tenancy from month to month or for a term not exceeding five years.

- (vi) The lessee will be liable to pay all rates, taxes, charges and assessments of every description in respect of the plot whether assessed, charged or imposed on the plot or on the building constructed thereon or on the landlord or tenant in respect thereof.
- (vii) All dues payable to the Government in respect of the plot shall be recoverable as arrears of land revenue.
- (viii) If the lease of the plot is obtained by any misrepresentation, mis-statement or fraud or if there is any breach of the conditions of the lease, the lease will be forfeited and the possession of the plot and the buildings thereon will be taken over by the Government and the lessee will not be entitled to any compensation.

V. Cost and Transfer Duties:

The cost and expenses of preparation, stamping and registering the same and its copies and all other incidental expenses will be paid by the intending purchaser. The intending purchaser will also pay the duty on transfer of immovable property levied by the Municipal Corporation of Delhi or any other duty or charge that may be levied by any other authority.

VI. Delivery of possession of plots:

After the payment of the balance of the premium and the other amounts payable under these conditions, the lease deed will be executed and duly registered. Thereafter the possession of the plot will be handed over to the intending purchaser.

SHRI KRISHNA CHANDRA: Can the Minister give an idea of the extent to which the price has come down?

SHRI L. N. MISHRA: Yes, Sir. The auction price has ranged from Rs. 87/- to Rs. 38/- per sq. yard in Najafgarh, West Delhi, and from Rs. 100/- to Rs. 40.24 in the Safdarjang area as compared to Rs. 150/- and Rs. 50/- per sq. yard under normal free sale.

SHRI KRISHNA CHANDRA: May I know the total amount of profit made by the Government in the auction of these plots in addition to the cost of the land and the development expenditure incurred by the Government on the land?

SHRI L. N. MISHRA: There is not much of a profit. There is a reserve price which includes the cost of acquisition, the cost of development and the cost of the land.

SHRI KRISHNA CHANDRA: May I know whether the Government contemplates to allot certain plots to low income groups by ballot on fixed prices?

SHRI L. N. MISHRA: Allotment of plots by draw of lots has already been made. About 1188 plots have been allotted by draw of lots to persons in the low income group and to people whose land has been acquired by the Delhi Development Authority and also for having houses on hire purchase system.

SHRI C. D. PANDE: Is it not a fact that in certain areas which the hon. Minister has mentioned, when this Delhi Development Authority was not there, land was being sold for Rs. 15 to Rs. 20 and they also enjoyed the development facilities? Now does not the Government believe that the price which is being realised, though it has come down slightly, is still very much on the high side and will Government consider the possibility of bringing down the price to a reasonable level of, say, Rs. 30 per sq. yard which must include the cost of acquisition, cost of development, etc.?

SHRI L. N. MISHRA: As I have stated, the prices are bound to go down still further.

SHRI A. D. MANI: Would the Minister explain how the Government propose to bring down prices when their policy is to accept the highest bid? Any system of auction where the highest bid is accepted would naturally lead to speculation. I should like to know, how the prices are being brought down by this auction system.

SHRI JAISUKHLAL HATHI: For the low-income group people it is not by auction—they are free to go in for auction—but at a fixed price plots of land will be sold to them without auction. Without auction it will be allotted to them.

SHRI SANTOKH SINGH: May I know, Sir, if it is a fact that by way of auction they get double the price compared to the reserve price? They get Rs. 80/- per square yard instead of Rs. 40/- which is the reserve price.

SHRI JAISUKHLAL HATHI: I do not think so.

SHRI P. L. KUREEL URF TALIB: Is it not a fact that the Scheduled Castes, Scheduled Tribes and some of the Backward Classes belong to the poorest sections of the Indian population and it is practically impossible for them to compete in an auction? Even the fixed premium they are not in a position to pay. Will the Government reduce the premium in the case of Scheduled Castes, Scheduled Tribes and some of the Backward Classes? Is it the intention of the Government?

SHRI JAISUKHLAL HATHI: We have fixed something for the low-income group. I think they will be included there.

SHRI AKBAR ALI KHAN: May I know how much portion is reserved for the low-income group and at what price?

SHRI L. N. MISHRA: About 5,000 plots will be available for that purpose.

श्री विमल कुमार मन्नालालजी चौराड़िया : क्या श्रीमान् यह बतलायेंगे कि जो प्लॉट्स निर्धारित कीमतों पर दिए गए हैं उनके लिये स्वाभाविक है कि अधिक भाग होंगी तब इस बारे में कोई प्रायश्चिती रखी गई है कि पहले किम का दिया जायेगा ? दूसरा सवाल यह है कि जो जमीन प्राप्ति विकास के लिये बरीदी उसे ठोक करके के बाद बेचा तब इन प्लॉटों से कितनी आमदनी हुई ?

श्री एल० एन० मिश्र : जहां तक प्रायश्चिती देने की बात है जैसा कि मैंने अभी बतलाया कि लाइकम प्रा. वार्डों को प्लॉट्स में चिट डाल कर जमीन दी गई है । इस लिये इसने प्रायश्चिती की बात नहीं आती है ।

श्री आर० के० भुवालका : क्या माननीय मंत्री जो बतलायेंगे कि छोटे छोटे प्लॉट्स कितने साइज के हैं और बड़े बड़े प्लॉट्स कितने साइज के हैं ?

श्री एल० एन० मिश्र : इसके लिये मुझे नोटिस चाहिये ।

SHRI SONUSING DHANSING PATIL: May I know whether the Government has put any restrictions on further transfer of those plots which have been assigned to the low-income group?

SHRI JAISUKHLAL HATHI: Yes, Sir. It cannot be transferred.

SHRIMATI TARA RAMACHANDRA SATHE: Are there any conditions laid down that they should build the houses within a certain period of time?

SHRI JAISUKHLAL HATHI: Yes, Sir, within two years.

SHRI NIREN GHOSH: Since the low-income group of people constitute the majority of the people, has the biggest area of land or number of plots—been reserved for them or only a small fraction of land has been reserved for them?

SHRI JAISUKHLAL HATHI: The majority is for them.

SHRI ARJUN ARORA: May I know if any portion of land in Delhi is reserved for co-operative societies and, if so, will the Minister be able to tell us what portion of the reserved land for co-operative societies has been given to co-operative societies of Government employees?

SHRI JAISUKHLAL HATHI: I cannot give the actual number of co-operative societies to whom these plots of land have been given. I will require notice for that.

*523. [The questioner (Shri Babubhai M. Chinai) was absent. For answer, vide col. 4136 infra].

*524. [The questioner (Shri Bhupesh Gupta) was absent. For answer, vide cols. 4136-37 infra].

*525. [The questioner (Shri Sitaraj Jaipuria) was absent. For answer vide col. 4137 infra].

*526. [The questioner (Shri A. M. Tariq) was absent. For answer, vide cols. 4137-38 infra].

DOCUMENTS LOST BY SHRI S. R. DAS

*527. **SHRI ABDUL GHANI:** Will the Minister of HOME AFFAIRS be pleased to state:

(a) whether it is a fact that Shri S. R. Das while coming from Calcutta, lost the brief case containing the documents which were sent to him on the appointment of a Commission of Inquiry to inquire into the charges against the Punjab Chief Minister;

(b) if so, what action was taken in the matter; and

(c) whether the documents which were lost were subsequently traced intact?

THE MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS (SHRI JAISUKHLAL HATHI): (a) to (c) A brief case containing copies of certain papers relating to the inquiry