

वे हमको सनद दे दें और हम उसको बेच सकें या हमसे वह जो जमीन है उसको वे वापस खरीद लें और उसका जो हमने ख़या दिया है और उस पर जो हमको सूद मिलना चाहिये वह हमको वे दे दें। इन सब बातों के बारे में बातचीत चल रही है।

**ARREST OF RAJASTHAN ARMED CONSTABULARY SOLDIERS BY PAKISTANI TROOPS**

\*164. SHRI N. SRI RAMA REDDY: Will the PRIME MINISTER be pleased to state whether it is a fact that one platoon commander and three constables of the Rajasthan Armed Constabulary of Bikaner Division were captured by the Pakistani Border Force on or about the 18th September, 1962, and if so, what are the details of the incident?

THE DEPUTY MINISTER IN THE MINISTRY OF EXTERNAL AFFAIRS (SHRI DINESH SINGH): Yes, Sir.

On September 18, 1962, a party of the Rajasthan Armed Constabulary, of the R.A.C. Post Sameja, (with some civilians) went to the Pakistan border Post No. 155 for tracing some cattle which had strayed into Pakistan territory. The party was, however, arrested and detained in Pakistan. Immediate contact was made by the Indian border police with the Pakistan Rangers and, after a joint enquiry, all the arrested persons were returned with their arms and ammunition on October 8 and 9, 1962.

SHRI N. SRI RAMA REDDY: Sir, it was reported in the papers that some of the civilian persons who accompanied this personnel to the post were chased and fired at. I would like to know if there is any truth in this.

SHRI DINESH SINGH: Yes, Sir. One person was injured.

SHRI N. SRI RAMA REDDY: What is his Condition? Has any compensa-

tion been claimed from Pakistan for this sort of firing on the civilian population on the border?

SHRI DINESH SINGH: I have not got the particulars. I do not think it was a very serious injury.

**LINK BUILDING, DELHI**

\*165. SHRI DAHYABHAI V. PATEL: Will the Minister of WORKS, HOUSING AND SUPPLY be pleased to state:

(a) what is the total area and number of floors occupied by Government in the Link Building in Delhi;

(b) what is the rent and/or other charges payable for this; and

(c) to what use the space is being put?

THE DEPUTY MINISTER IN THE MINISTRY OF WORKS, HOUSING AND SUPPLY (SHRI P. S. NASKAR): (a) 7,750 sq. ft. on the 4th floor.

(b) On rent free basis for a period of four years. Electric and water-charges are borne by Government at actuals.

(c) Office accommodation.

SHRI DAHYABHAI V. PATEL: Has not the Government of India enough accommodation in the New Delhi area for its offices that they have gone so far away out into the old Delhi area for their offices?

SHRI MEHR CHAND KHANNA: We are short of accommodation in Delhi for our offices to a very great extent. I am talking from memory. It is somewhere in the vicinity of 25 lakh square feet. During the last war a large number of tenements were built. They have outlived their life and they have to be demolished but I do not think I will be able to go to that extent now but I do need accommodation.

SHRI DAHYABHAI V. PATEL: Is it a fact that concessional ground rent and accommodation terms were given for the construction of this building particularly as compared to the adjoining buildings?

SHRI MEHR CHAND KHANNA: It will be difficult to draw any comparison but in the beginning this land was given at the rate of Rs. 1 • 25 lakhs per acre. The condition was that in case some accommodation was available over and above their requirements, it will be let to the Government at the rate of Rs. 60 per 100 square feet. Later on these terms were revised and under the revised terms we got this area free of rent for a period of 4 years.

SHRI A. D. MANI: Is it a fact that rent has been paid in advance for Government accommodation and, if so, for what period the rent has been paid in advance and the quantum of rent paid?

SHRI MEHR CHAND KHANNA: The hon. Member is mixing up the advance of rent paid by the Indian Oil Refineries Limited. I am only talking of the Government. In fact I have not paid any rent. I have got this accommodation on the revised terms in the Link building.

SHRI DAHYABHAI V. PATEL: May I know whether the Indian Oil Refineries are a Government concern or it is a private concern? If it is Government, it is covered by this question.

SHRI MEHR CHAND KHANNA: I will answer it that this accommodation was not taken by the Ministry of Works, Housing and Supply. It does not form part of the general pool. It was taken by a Corporation directly and whatever arrangement was arrived at, was arrived at between that Corporation and this concern. I do not come into the picture.

SHRI K. SANTHANAM: May I know why the owners of the Link-building have given any accommodation free to the Government? Are they a charitable association?

SHRI MEHR CHAND KHANNA: No. I just mentioned the first term of lease. Then the lease terms were revised. Under the first lease term we were to get 75 per cent, of the accommodation—I am giving from memory—at the rate of Rs. 60 per 100 square feet. That agreement was revised and I got this accommodation of which I made mention and this was to be given to us for a period of 4 years free of rent as against 75 per cent, which was in the beginning. I think it was about 60,000 to 70,000 square feet and the rate was Rs. 60 but this we got free. About the accommodation that has been taken by the Indian Oil Refineries, I have no knowledge.

SHRI ARJUN ARORA: May I know if the portion rented by the Indian Oil Refineries has come out of the Government quota or is it separate?

SHRI MEHR CHAND KHANNA: One is General Pool which is under the administrative control of the Ministry of W. H. and S. We build accommodation, residential and office, and we allot it. That is done by a Corporation and we are not brought into the picture.

SHRI C. D. PANDE: What is the rate of rent charged from the Indian Oil Company?

SHRI MEHR CHAND KHANNA: According to the information that I have with me, I am subject to correction, it is at the rate of Rs. 125 per 100 square feet with a 16 per cent, discount in consideration of the payment of 4 years' rent in advance, amounting to Rs. 3,44,136-25.

SHRI C. D. PANDE: May I know if that rate of Rs. 125 is in keeping with the rent prevailing in that area?

SHRI MEHR CHAND KHANNA: It is a question of opinion.

DR. SHRIMATI SEETA PARMA-NAND: What is the cost of the building and what type of Government offices are located there?

SHRI MEHR CHAND KHANNA: I need only supply the information if I was the owner. I am only the owner of the land which has been given under certain conditions.

DR. SHRIMATI SEETA PARMA-NAND: If the Government has the information of Rs. 3 lakhs being the rent for the Oil company, how is it that the Government has not made any enquiry about the entire cost?

SHRI MEHR CHAND KHANNA: I have this information because this question was raised and there was a half-an-hour discussion and I have got that paper on my pad which tell me that it was the position. As I am not the owner of the building, I have no interest in finding out what the value of the building is.

[Many Members got up]

MR. CHAIRMAN: I feel like carrying on till there are no more supplementary questions.

SHRI M. RUTHNASWAMY: What Departments of the Government are accommodated in this building?

SHRI MEHR CHAND KHANNA: As far as Government is concerned, we have the Dalmia Enquiry Commission, known as the Bose Commission. In addition to that, as the Work of that Commission has almost been completed, we also have the Directorate of Enforcement of the Ministry of Finance.

SHRI DAHYABHAI V. PATEL: Since the Government of India and the Government-sponsored Oil Company are using most of this building, why does not the Government acquire the building since the Government is short of accommodation?

SHRI MEHR CHAND KHANNA: It is a good suggestion for action.

SHRI C. D. PANDE: In view of the fact that the deal of hire of the building was established at Rs. 60 per 100 square feet and now you got it free whereas the other Departments of the Government of India—maybe a Corporation—pays a rent of Rs. 125 per 100 square feet, that means what you got We have lost elsewhere.

SHRI DAHYABHAI V. PATEL: That the Department was patronising this.

MR. CHAIRMAN: Is he giving an explanation or information?

SHRI C. D. PANDE: The question is how far the Government feels that they have the deal in their favour when they have surrendered or paid nothing for a smaller piece and they have paid a much bigger amount for a bigger piece?

MR. CHAIRMAN: He has given the reply that it is a Corporation.

SHRI MEHR CHAND KHANNA: That was done by the Corporation.

SHRI M. RUTHNASWAMY: Is there no security risk involved in a Government Department being accommodated in a newspaper building?

SHRI MEHR CHAND KHANNA: As far as the Dalmia Enquiry is concerned, I do not think any security is involved.

SHRI A. D. MANI: Would I be correct in saying that it is the policy of the Government to encourage

newspapers to construct their building on this Link basis and that this offer is still open to other newspapers?

SHRI MEHR CHAND KHANNA: The question of allotting plots of land to various newspapers was taken up a long time ago; as far as we are concerned, today we are very much hard up for accommodation and it will not be possible for the Ministry of Housing and Supply to allot any more plots on that basis. In fact we are hunting out for more accommodation now more so on account of the present emergency.

SHRI ARJUN ARORA: May I know if Government agencies like the S.T.C. have hired but accommodation in that area and whether the rent paid by them compares in any way with the rent paid by the Indian Refineries?

SHRI MEHR CHAND KHANNA: I have no idea. The only thing I can do, if Members want, is that I can bring this particular case to the notice of the Finance Minister or the Prime Minister. I do not deal with that Corporation.

**श्री विमलकुमार मन्नालालजी चौरङ्गिया :**  
क्या श्रीमान् यह बतलाने की कृपा करेंगे कि जो जमीन लिंक वालों को दी गई उसके पड़ोस की जमीन दूसरों को किस दर पर दी गई और लिंक वालों को किस दर पर दी गई ?

**श्री मेहर चन्द खन्ना :** मेरे लिये कहना जरा मुश्किल है लेकिन मेरा ख्याल यह है कि जो रेट हमने मुकर्रर किया था वह तकरीबन डेढ़ लाख रुपया फी एकड़ था, सब के लिये यही एकसां था, वह मैं देख सकता हूँ अगर सवाल किया जाय । लेकिन इसमें जो चीज अस्ली हुई है वह यह है कि हमने शुरू में एक बायदा किया था, एक इकरारनामा किया था उसको हमने बदला और बदलने के वक्त हमने कुछ और रियायतें दीं या हमने कुछ और मुआहिदा किया जिसका कि मैंने अभी जिक्र किया ।

**प्रो० मुकुट बिहारी लाल :** मैं यह पूछना चाहता हूँ कि मिनिस्टर साहब ने अभी कहा कि जो मुआहिदा पहले किया गया था वह बदला गया तो उस मुआहिदे को बदलने की जरूरत क्यों महसूस हुई ?

**श्री मेहर चन्द खन्ना :** वह इसलिये कि हमने यह समझा कि हमें जो नई रियायतें मिल रही है, हम जो नया इकरारनामा कर रहे हैं वह हमारे लिये ज्यादा फायदेमन्द है । मेरे लिये यह कहना मुश्किल है क्योंकि उसको मैंने खुद किया नहीं था, वह मेरे पहले के प्रिडिसेसर ने किया और उन्होंने जरूर देखा होगा कि पहला मुआहिदा बदल कर जो दूसरा मुआहिदा कर रहे हैं वह हमारे लिये ज्यादा सूदमन्द, फायदेमन्द है और अच्छा है ।

**प्रो० मुकुट बिहारी लाल :** मैं समझता हूँ कि there is a continuation of the Government and therefore the Minister cannot say that his predecessor made that contract and therefore he cannot say anything about it.

SHRI MEHR CHAND KHANNA: I am sorry the question was asked in Hindustani and I answered it in Hindustani. What I said was that I have personally no knowledge but what I presume is that when these terms were changed, it must have been considered or accepted by my predecessor that the terms we were taking now were better, more suitable, more profitable from the Government's point of view; otherwise there was no necessity for changing the agreement or least terms.

PROF. M. B. LAL: The hon. Minister says that his predecessor must have examined the matter. But I want to know whether the present Minister has examined it and is satisfied.

SHRI MEHR CHAND KHANNA: Certainly. With what my predecessor has done, I am satisfied. I don't

sit in judgment on what my predecessor has done.

MR. CHAIRMAN: Any other supplementary question?

DR. SHRIMATI SEETA PARMA-NANE>: How many government offices have so far had this privilege of free accommodation?

SHRI MEHR CHAND KHANNA: I have stated that we have taken 7,750 sq. ft. and I have located some of my offices there, on account of the accommodation requirements of various Ministries. This accommo-dati'on is available to me for four years and I have to see which offices are to be located there.

DR. SHRIMATI SEETA PARMA-NAND: That is not the point. How many such other offers have been made by the proprietors, giving rent-free accommodation?

SHRI MEHR CHAND KHANNA: This is not exactly free, in the sense that there was a certain agreement between the Government and the Link pe'ople, and this agreement was changed. We have given something and we have taken something. What we have given is that instead of taking 75 per cent of the available area, over and above their requirements, at a certain rate, we have not pressed for that much, and in return we have got 7,750 sq. ft. with no rent for a period of four years.

DR. SHRIMATI SEETA PARMA-NAND: What is the result of it?

MR. CHAIRMAN: I will allow everybody to put supplementaries on this till the question hour is over.

DR. SHRIMATI SEETA PARMA-NAND: What is the result of this round-about accounting? What is the total advantage to the Government by not asking them to charge any rent straightway? Where was the necessity for all this roundabout transaction?

SHRI MEHR CHAND KHANNA: There is n'o round-about transaction. This is a straightforward transaction.

MR. CHAIRMAN: I hope the House will understand what I am doing. We are taking too much time on this question. I thought the House would have the good sense to see that and beyond a certain point supplementary questions would be dropped. But if the House is anxious, I would carry on. Any further supplementaries?

SHRI BHUPESH GUPTA: Sir, we may be de-linked from this question.

#### COST OF LIVING INDEX NUMBER

•166. SHRI V. M. CHORDIA: Will the PRIME MINISTER be pleased to state:

(a) when the scheme of compiling the cost of living index number for middle class was started in the Directorate of National Sample Survey and in the Central Statistical Organization:

(b) what is its progress at present:

(c) what is the total amount spent on the above scheme upto this time;

(d) when the work is likely to be completed; and

(e) how much more amount is proposed to be spent?

THE MINISTER OF STATE IN THE MINISTRY OF EXTERNAL AFFAIRS (SHRIMATI LAKSHMI MENON):

(a) July, 1958.

(b) A family budget survey was conducted in 1958-59 and the data collected during the survey were entrusted for tabulation to the Indian Statistical Institute. The tables required for use in the preparation of cost of living index numbers have since been delivered by the Indian