

(ii) *Piped Water Supply*—

At present piped water supply at Hingoli is not possible due to low pressure in the Municipal Mains. The provision of piped water supply at the station will be considered as and when the Municipality is in a position to supply the water at higher pressure.

SHRI B. K. GAIKWAD: May I know how long it will take for the Railway Authorities to have their own sources for providing electricity as well as water to the stations?

SHRI S. V. RAMASWAMY: Where electricity is available in the neighbourhood we do not have to provide it. We take it from that source depending on the reasonableness of the price that the authority charges for its consumption and according to the priorities as arranged by the Zonal Council.

SHRI S. C. DEB: May I know whether the Railway Authorities have any knowledge that the Municipality will give the supply of electricity and water also?

SHRI S. V. RAMASWAMY: I could not get the question, Sir.

MR. CHAIRMAN: The question is not clear.

SHRI S. C. DEB: I ask the question whether the Railway authorities have any reason to believe that the Municipalities are going to supply electricity and water to the railway stations.

SHRI S. V. RAMASWAMY: It may not be the case with all municipalities. It may be that the State may have a State Electricity Board and they may supply it. Out of the grid we may take it. If the municipality has got water, we approach it and get the water or electricity, as the case may be.

**INCREASE IN RENTS OF OLD TYPE
QUARTERS**

*380. SHRI A. D. MANI: Will the Minister of RAILWAYS be pleased to state:

(a) whether it is a fact that the railway authorities have decided that in respect of occupants of old type quarters the rent fixed at a rate of three rupees and eight annas in the year 1945 should now be increased;

(b) if so, what is the quantum of the increase; and

(c) what is the reason for increasing rents for those quarters?

THE DEPUTY MINISTER IN THE MINISTRY OF RAILWAYS (SHRI SHAH NAWAZ KHAN) ■ (a) to (c) A statement is laid on the Table of the Sabha.

STATEMENT

It is true that the rents have been increased in respect of such types of quarters, both old and new, for which previously the assessed rent fixed was unduly low and not such as to give 6 per cent, return on outlay of quarters in each category which is what is prescribed as the basis of fixing assessed rent in all Central Government departments.

2. The hon. Member has neither mentioned the particular type of quarter, not the name of the railway to which such quarters belong, whose rent was fixed at a rate of Rs. 3/8 in the year 1945 and is now proposed to be increased. In the absence of these details, it is not possible to state categorically the actual quantum of increase in rent as it varies from railway to railway and also in respect of each category of quarters.

3. Prior to 1st October, 1960, from which date the same basis as in other Central Government departments was applied to the Railways in pursuance of the specific recommendation of the Second Pay Commission,—this had also

been recommended earlier by the Public Accounts Committee and the Railway Convention Committee, 1954—the assessed rent on Railways was so fixed as to yield only 4 per cent return on the total cost of all quarters in each class. It is necessary to explain, however, that the assessed rent—in calculation of which value land is excluded—is not necessarily what is payable by an employee, as recovery of rent is limited to 7 J per cent, of emoluments in the case of employees drawing below Rs. 150 p.m. and to 10 per cent, of emoluments in the case of employees drawing emoluments of Rs. 150 and above. It may be explained that the change-over has been brought about in two stages, so as to reduce the hardship to employees as far as possible, namely—

(i) the rent of each individual quarter was increased with effect from 1st October, 1960 on an *ad hoc* basis by 25 per cent, in respect of quarters, rents of which had been assessed at less than 5 per cent, of the capital cost; and

(ii) the rent of all quarters reassessed at 6 per cent, of the capital cost as on 30th September, 1960 and the rents so assessed charged with effect from 1st October, 1961.

4. For the purpose of fixing the assessed rent, the quarters, whether old or new, are pooled on the basis of their classification, so that staff occupying newly built quarters which are constructed at a considerably higher cost do not have to pay comparatively higher rates of rent.

SHRI A. D. MANI: I would like to ask the hon. Minister whether it is not a fact that some of these old quarters were built in the days of the old railway companies and they are about 40 or 50 years old. In the case of the Southern Railway in particular, the rent of some of these quarters was taken as Rs. 3 per month and it is being raised to Rs. 7 and Rs. 17. On what basis is the rent of these old quarters being raised?

SHRI SHAH NAWAZ KHAN: Sir, in fixing the rent for any particular category of staff quarters all the staff quarters in that particular category are taken into consideration, and the rent is fixed on a pooled basis. That is to say, quarters that are very old having a very low capital value, and quarters that are very new where the capital value will naturally be very high, are taken together and a pool is made so that the rent is distributed equally to everybody.

SHRI A. D. MANI: May I take it that the rent is being fixed not on the basis of the book value of these quarters but on a pooled basis, that quarters with low rents and those with high rents are together taken into consideration?

SHRI SHAH NAWAZ KHAN: That is the correct position. The idea is that quarters in a particular category should be pooled together and the rent fixed so that nobody has to pay too low and nobody has to pay too high a rent.

MR. CHAIRMAN: The total cost of the quarters is taken into consideration.

SHRI N. SRI RAMA REDDY: Is the hon. Minister sure that in this he is not contravening the various rent Control rules of the State Government?

SHRI SHAH NAWAZ KHAN: No, Sir, there is no controversy about that.

SHRI K. SANTHANAM: Is it the hon. Minister's contention that the same category of people occupying bad quarters pay the same rent as the category occupying a new quarter?

SHRI SHAH NAWAZ KHAN: That is the position, Sir.

SARDAR SWARAN SINGH: Partly it is hypothetical but may I remind the hon. Member that even with regard to tenements or flats or the flats occupied by Members of Parliament, some sort of pooling is resorted to in fixing their rent?