

REPAIR OF EVACUEE PROPERTY IN
DANGEROUS CONDITION IN DELHI

*321. DR. R. B. GOUR: Will the Minister of REHABILITATION AND MINORITY AFFAIRS be pleased to state:

(a) whether it is a fact that the persons occupying the dangerous buildings in Delhi under the charge of the Custodian of Evacuee Property, Delhi face danger to their life and property; and

(b) if so, what steps have been taken by Government to undertake necessary repairs to such houses?

THE DEPUTY MINISTER OF REHABILITATION (SHRI P. S. NASKAR):

(a) and (b). A statement is laid on the Table of the Sabha.

STATEMENT

1. There are about 64,000 evacuee houses in Delhi which came under the control of the Custodian after 1947. Some of these are old houses, particularly in predominantly Muslim areas and some of them date back even to Moghul times. Even ordinarily, the condition of these houses, because of their age, is not satisfactory.

2. Houses valued at Rs. 10,000/- or below in the occupation of displaced persons are allotable under the Compensation Act and Rules. The occupants of these houses have not been charged rent from December, 1955, and in some cases from 1953, because it is assumed that these houses will either be transferred to displaced persons who have claims as part of the compensation due on such claims or to non-claimants on an instalment basis. The occupants of such houses are expected to carry out their own repairs. Over 90% of the houses are of the value of Rs. 10,000/- and less. In the case of evacuee houses occupied by locals, the majority of whom are Muslims, repairs are normally done out of the rents received for these houses. When they ask for repairs,

they are asked to do it themselves and the cost is adjusted against rents due from them. Unfortunately arrears of rent amounting to more than Rs. 50 lakhs are due from the local occupants of evacuee property. These occupants are normally hesitant to ask for repairs to their houses because of the fact that they are in arrears of rent and they wish to avoid drawing attention to this. The result is that unless large amounts of money are spent from the general revenues to effect repairs to these houses, their condition cannot be improved. Arrangements exist for the prompt repairs of houses which are declared to be unsafe. The Custodian takes action whenever either the occupant of a house or the Corporation authorities bring it to his notice that a house is dangerous and should either be demolished or repaired.

DR. R. B. GOUR: Is it a fact that the Ministry of Rehabilitation and Minority Affairs sanctioned the repairs of 1106 houses in 1956 and 710 in 1957, whereas for 348 in 1956 and 266 in 1957. The amount sanctioned was not utilised. Why was it so?

SHRI P. S. NASKAR: We sanction the repairs of these houses as they come to our notice. About the figures quoted by the hon. Member I cannot exactly say about the accuracy of those figures. I accept the figures are roundabout the same, and we have sanctioned those houses to be repaired, and the authorities repair it as soon as they come to our notice.

DR. R. B. GOUR: Is it a fact that a certain rule prevents the Ministry from spending this amount, because it cannot be adjusted against the arrears of rent and recently that rule has been waived? If so, why was it not done earlier?

SHRI P. S. NASKAR: I am not aware of any such rules which come in the way. If the hon. Member has any suggestion, he is welcome to make it.

DR. R. B. GOUR: Your very statement says that the rule that they have is that the tenants themselves have to repair it and adjust against the arrears of rent, but the tenants are not doing it. And you have to waive the particular rule and spend the amount—not give it in cash to the tenant—and then collect it from the tenants. Now, that rule has been waived recently. Why was it not waived earlier?

SHRI P. S. NASKAR: The fact is that if those evacuee properties are occupied by non-D.Ps., then the tenants are asked to repair from their own fund and adjust it in the rent due. You will be surprised to know that there are about Rs. 50 lakhs due from such tenants. They do not repair the houses and they do not intimate us in time, so that we can tell them: 'repair it from your fund and adjust it against our rent.' Sometimes they are very shy and that is how these repairs accumulate, and they do not do it in time.

SHRI AMOLAKH CHAND: May I know how many houses which were supposed to be dangerous have fallen down and killed people during the last rains in July 1958?

SHRI P. S. NASKAR: During the unprecedented rainfall on the 21st of July and subsequently, about 41 houses under the Custodian collapsed.

DR. R. B. GOUR: Were these houses among those which were sanctioned to be repaired in 1956 or 1957?

SHRI P. S. NASKAR: I will require notice to find that out.

مولانا ایم - فاروقی : آپ نے اپنے

جواب میں کہا ہے کہ ٹینیلٹس پر ہم ریپیرس کرانے کی ذمہ داری ڈالتے ہیں - انہوں نے ریپیر نہیں کئے اس لئے مکانات گر گئے - تو کہا آپ کے پاس ایسی مشینری نہیں ہے کہ

جو جانچ کرے کہ ٹینیلٹس نے ریپیرس کئے یا نہیں کئے اور نہیں کئے تو ان کے خلاف کما کارروائی کی جائے -

†[مولانا एम० फारुकी : आपने अपने जवाब में कहा है कि टेनेंट्स पर हम रिपेयर्स कराने की जिम्मेदारी डालते हैं। उन्होंने रिपेयर्स नहीं किये इसलिये मकानात गिर गए। तां क्या आपके पास ऐसी मशीनरी नहीं है कि जांच करे कि टेनेंट्स ने रिपेयर किये या नहीं किये और नहीं किये तां उनके खिलाफ क्या कारवाई की जाय]

SHRI P. S. NASKAR: Sir, the means of knowing whether a house is dangerous to live or not is either the tenant informs or the Corporation finds it out. As soon as it comes to our knowledge that a house is dangerous to live, we ask the Corporation to demolish it or to do the repairs.

DR. RAGHUBIR SINH: What is the position in respect of those houses which are directly under the control of the Custodian? In that case who informs the Ministry that they require to be repaired?

SHRI V. K. DHAGE: Do I understand that the repairs of the houses are dependent on the payment of rent?

SHRI P. S. NASKAR: The tenants are asked to repair it from their own fund. If they do not pay the rent, then there will be heavy amount to be charged from the general revenue. We ask them to repair it from their own fund and adjust it in the dues.

SHRI V. K. DHAGE: What steps do the Government take for the recovery of the rent?

SHRI P. S. NASKAR: Sometimes we take steps to recover the rent. Then the agitation comes, the protest comes.

† [] Hindi translation.

SHRI AMOLAKH CHAND: May I know the number of houses demolished by the Corporation, which the Rehabilitation Ministry has asked the Corporation to demolish? Has there been any delay in this? Will the Ministry see that people do not live in dangerous houses?

SHRI P. S. NASKAR: I have not got the exact number of houses that have been demolished or repaired, but arrangements exist for prompt repair of houses which are declared to be unsafe.

**'NO WAR' STATEMENT BY PAKISTAN
PREMIER OVER THE KASHMIR AND
CANAL WATERS DISPUTES**

***322. SHRI N. M. LINGAM:** Will the PRIME MINISTER be pleased to state:

(a) whether Government's attention has been drawn to the statement made by the Prime Minister of Pakistan to the effect that Pakistan will not go to war with India to settle the Kashmir and Canal Waters disputes; and

(b) whether any clarification of the statement has been sought in the context of the proposal for a 'No War' pact by India?

THE DEPUTY MINISTER OF EXTERNAL AFFAIRS (SHRIMATI LAKSHMI MENON): (a) There were press reports of the statement made by Malik Firoz Khan Noon, Prime Minister of Pakistan, at Lahore on the 5th July 1958. The Pakistan Foreign Office issued a clarification subsequently that this was not an offer of "No War" declaration.

(b) No, Sir.

SHRI N. M. LINGAM: May I know if the 'No War' pact proposed by our Government still stands or whether it has lapsed?

SHRI JAWAHARLAL NEHRU: It stands, Sir. It was not only a proposal for the joint declaration of agree-

ment, but a unilateral declaration also that we will not go to war anyhow unless attacked.

SHRI N. M. LINGAM: Sir, we see that in spite of the clarification of our basic approach the hate campaign in Pakistan against India is increasing. Can it be that our basic approach is not sufficiently appreciated in that country or is it that they regard our policy as one emanating from weakness?

SHRI JAWAHARLAL NEHRU: I suppose that our basic approach has not been appreciated by the Government of Pakistan. Hence the difficulties in the way of coming to an agreement.

SHRI H. D. RAJAH: Are we to understand that if Pakistan attacks India we will not defend ourselves also?

SOME HON. MEMBERS: No, no. Not that.

MR. CHAIRMAN: The rest of the House is answering you.

SHRI D. P. SINGH: May I know, Sir, whether any useful purpose would be served by the impending meeting between the Prime Ministers of India and Pakistan in view of the failure of the Secretary level conference at Karachi and the tone of the speeches made by responsible members of the Pakistan Parliament on the floor of Pakistan Parliament yesterday?

SHRI JAWAHARLAL NEHRU: It is a disquisition . . .

MR. CHAIRMAN: He asks whether any useful purpose would be served.

SHRI JAWAHARLAL NEHRU: Useful purposes are always served by friendly approaches, and we always have friendly approaches.

SHRI N. M. LINGAM: Is it a fact that among the factors standing in the way of an understanding between