

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA**

STARRED QUESTION NO. 260

TO BE ANSWERED ON MARCH 28, 2022

POOR QUALITY OF MATERIAL FOR HOUSES CONSTRUCTED UNDER RRAY

NO. 260. SHRI VISHAMBHAR PRASAD NISHAD:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether it is a fact that some of the houses built under the Rajiv Ratan Awas Yojana (RRAY) at Narela Road, Delhi collapsed in February, 2022;
- (b) whether such an accident occurred due to the use of poor quality construction material for the said buildings causing loss of life and property; and
- (c) the details of action taken on the use of poor quality material, after the accident?

ANSWER

**THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)**

- (a) to (c) : A statement is laid on the Table of the House.

STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED QUESTION NUMBER 260 FOR ANSWER ON MARCH 28, 2022 REGARDING “POOR QUALITY OF MATERIAL FOR HOUSES CONSTRUCTED UNDER RRAY”.

(a) to (c): Government of National Capital Territory of Delhi (GNCTD) have informed that the Rajiv Ratan Awas Yojana (RRAY) was envisaged to accommodate urban poor residing in Delhi. It is not an independent scheme. The houses in this scheme were constructed as part of the Jawaharlal Nehru National Urban Renewal Mission (JnNURM). This housing complex was constructed by Delhi State Industrial and Infrastructure Development Corporation Ltd. (DSIIDC) during 2007-10. GNCTD has also stated that one building, block of 32 houses in Ghogha EWS housing complex, constructed under the scheme collapsed on 11 February, 2022.

Construction of houses with appropriate quality along with its maintenance is the responsibility of the concerned State/ Union Territory Governments. GNCTD has informed that the construction work of the projects was monitored by the Third Party Quality Monitoring Agencies (TPQMA) appointed by GNCTD. GNCTD has further informed that due to damage and theft by miscreants, some of the blocks have suffered extensive damages which led to collapse of part of block of Ghogha EWS housing complex.

मूल हिन्दी

भारत सरकार
आवासन और शहरी कार्य मंत्रालय
राज्य सभा

तारांकित प्रश्न सं० 260*

28 मार्च, 2022 को उत्तर के लिए

राजीव रत्न आवास योजना के अधीन निर्मित मकानों के लिए घटिया निर्माण सामग्री का
उपयोग किया जाना

260 # श्री विशम्भर प्रसाद निषाद:

क्या आवासन और शहरी कार्य मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या यह सच है कि राजीव रत्न आवास योजना (आरआरएवाई) के तहत नरेला रोड, दिल्ली में बने कुछ मकान फरवरी, 2022 में ढह गए थे;

(ख) क्या उक्त भवनों में घटिया निर्माण सामग्री का इस्तेमाल किए जाने के कारण ऐसी दुर्घटना घटित हुई, जिसमें जान-माल का नुकसान हुआ है; और

(ग) इस दुर्घटना के बाद घटिया सामग्री के प्रयोग पर की गई कार्रवाई का ब्यौरा क्या है?

उत्तर

आवासन और शहरी कार्य मंत्री
(श्री हरदीप सिंह पुरी)

(क) से (ग): विवरण सभा पटल पर रख दिया गया है।

विवरण

"आरआरएवाई के तहत निर्मित आवासों के लिए सामग्री की खराब गुणवत्ता" के संबंध में दिनांक 28 मार्च, 2022 के राज्य सभा तारांकित प्रश्न संख्या 260* के उत्तर में उल्लिखित विवरण।

(क) से (ग): राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार (जीएनसीटीडी) द्वारा दी गई सूचना के अनुसार दिल्ली में रहने वाले शहरी गरीबों को राजीव रतन आवास योजना (आरआरएवाई) में आवास उपलब्ध कराने की परिकल्पना की गई थी। यह एक स्वतंत्र योजना नहीं है। इस योजना में आवासों का निर्माण जवाहरलाल नेहरू राष्ट्रीय शहरी नवीकरण मिशन (जेएनएनयूआरएम) में किया गया था। इस आवास परिसर का निर्माण वर्ष 2007-10 के दौरान दिल्ली राज्य औद्योगिक एवं अवसंरचना विकास निगम लिमिटेड (डीएसआईआईडीसी) द्वारा किया गया था। जीएनसीटीडी ने यह भी कहा है कि योजना के तहत निर्मित घोघा ईडब्ल्यूएस आवास परिसर में 32 आवासों का एक बिल्डिंग ब्लॉक दिनांक 11 फरवरी, 2022 को ढह गया था।

इसके रखरखाव के साथ-साथ उचित गुणवत्ता वाले आवासों का निर्माण संबंधित राज्य/संघ राज्य क्षेत्र की सरकारों का उत्तरदायित्व है। जीएनसीटीडी ने सूचित किया है कि जीएनसीटीडी द्वारा नियुक्त तृतीय पक्ष गुणवत्ता निगरानी एजेंसियों (टीपीक्यूएमए) द्वारा परियोजनाओं के निर्माण कार्य की निगरानी की गई थी। तथापि, जीएनसीटीडी ने आगे सूचित किया है कि असामाजिक तत्वों द्वारा किए गए नुकसान और चोरी के कारण, कुछ ब्लॉकों को बहुत नुकसान पहुंचा है, जिसके कारण घोघा ईडब्ल्यूएस आवास परिसर के एक ब्लॉक का हिस्सा ढह गया।

श्री विशम्भर प्रसाद निषाद : माननीय उपसभापति महोदय, दिल्ली के बवाना इलाके में 'राजीव रत्न आवास योजना' के अंतर्गत करीब तीन-चार सौ फ्लैट्स बगैर बुनियादी सुविधाओं के बना दिए गए थे, जहां पर घटिया निर्माण सामग्री होने के कारण 11 फरवरी, 2022 को मकान भरभरा कर गिर गए, जिसमें रुकैया खातून, शहजाद, आफ़रीन (उम्र 9 वर्ष) और दानिश, इन लोगों की दबकर मृत्यु हो गई और दो अन्य लोग घायल हो गए। मैं माननीय मंत्री जी से यह पूछना चाहता हूं कि जिस तरह से आजकल सरकारी बिल्डिंग्स का निर्माण हो रहा है, वे 10 साल में ही गिर रही हैं। ऐसे इंजीनियरों को, कार्यरत संस्थाओं को दोषी मानते हुए क्या मृतक पीड़ितों के परिवारों को मुआवज़ा देने की योजना है?

SHRI HARDEEP SINGH PURI: Sir, I want to thank the hon. Member for raising this question. The Rajiv Ratan Awas Yojana (RRAY) was a scheme which was implemented by the then Government of the National Capital Territory of Delhi between the years 2007 and 2010. It is a State Government Scheme; it was not an independent Scheme; it was part of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM). These homes were built between 2007 and 2010. Since then, they have not been allotted. That would require a separate discussion. From the side of the Central Government, we have, on many occasions, requested the State Government that these apartments or flats constructed between 2007 and 2010 under the Rajiv Ratan Awas Yojana should be made available to the Central Government for the new scheme that we have, namely, the Affordable Rental Housing Complexes. We asked the State Government, the Delhi Government under whose jurisdiction this comes, as to what precisely happened in the Scheme. The hon. Member is absolutely correct that one building, a block of 32 houses in Ghogha, which was part of Economically Weaker Section Housing Complex, collapsed on 11th February, 2022. The answer we have received from the Delhi Government in writing is that during the course of the pandemic, there was a large-scale theft and pilferage including that of the steel used as a part of the reinforcement and girders. In other words, this was a case of theft by miscreants, which resulted in the damage of basic structure of those apartments. Sir, you will appreciate when apartments are built floors upwards, people removed the concrete and stole the steel girders, etc. In this unfortunate incident which took place, we have been told that some people who were there at that point of time have suffered. On account of this, a few have lost their lives also in this most regrettable thing. But, as I said, we have requested the State Government that the remaining houses or the 35,000 which have been built should be made available. The State Government tells us that the Third Party Quality audit was undertaken during the construction of this. The hon. Member has asked कि जो दोषी हैं, उनके खिलाफ क्या कार्रवाई की गई है? यह स्टेट गवर्नमेंट का प्रोजेक्ट था। They have said

that they had a Third Party Quality Assurance. I will give you the exact answer. The DSIIIDC, that is, the Delhi State Industrial Development Corporation has stated that the inquiry has been completed by the Engineer-in-Chief, as per which this incident happened due to extensive damage to the structure by thieves, miscreants by stealing steel reinforcement from the RCC monolithic structure of the blocks during the Covid lockdown period.

श्री विशम्भर प्रसाद निषाद : मान्यवर, मैंने माननीय मंत्री जी से पूछा था कि क्या मृतकों के पीड़ित परिवारों को मुआवजा देंगे, लेकिन मंत्री जी यह कह रहे हैं कि वहां पर चोरी हो गई। इनकी केन्द्र सरकार की पुलिस है। मैं माननीय मंत्री जी से पूछना चाहता हूं कि उसमें कितने चोरी करने वाले लोग पकड़े गए और क्या जर्जर फ्लैटों को दुरुस्त करने की कोई योजना है?

SHRI HARDEEP SINGH PURI: Sir, the hon. Member is raising a very relevant question. I think the question is very specific: Why were the people there? These were damaged flats where steel reinforcements were stolen. If some of them were there for whatever reason and as for the question of compensation, we would be very happy to ask the State Government because these are flats constructed under Rajiv Ratan Awas Yojana by the State Government. We would be very happy to ask them. I will go a step further.

If we can also on our side see whether we can rehabilitate them elsewhere, we will be very happy to consider that also under one of the Central Government Schemes. But this is primarily the responsibility of the Delhi State Government.

SHRI ABIR RANJAN BISWAS: Sir, through you, I would like to know from the hon. Minister what has the Central Government done in view of this unfortunate incident to ensure that such deplorable acts of negligence, be it on the part of the State Government or on the part of the Central Government, related to houses built for the marginalized and the poor of this country under such Scheme or Schemes are not repeated in the future.

SHRI HARDEEP SINGH PURI: Sir, first and foremost, every State Government or Union Territory, as in this case, which has undertaken construction, they claim that they had a third party quality assurance which looked into this. But why should any space constructed as long ago as 2007 remain unallocated till 2022? That is the first question. Any building even if it is constructed to the highest quality and if it is allowed to remain vacant, you will have pilferage of the fittings. This is a standard practice. Ours is a country where you have people, migrant or other populations. This is the

first issue that arises. And even now of the remaining 35,000, we have been repeatedly writing to them to say that 'please make this available for affordable housing rental complexes so that we can provide temporary shelter to those who need it. They may have a permanent abode in their place under the *Pradhan Mantri Awas Yojana*, but if they come looking for work in a Capital or any other big city, we can provide these after doing them up.

The second issue, Sir, is that it is not what the Central Government do. We have clear guidelines which are given in all codified for the whole country but at the end of the day, the Central Government can only make a set of rules. And I come now to the most important point. Sir, theft is a criminal act. You can go into any building with a hammer, sledge hammer, start removing the concrete and the fittings, etc. That is something for which the concerned Authorities have to assume responsibility. As far as we are concerned, we are willing to help.

MR. DEPUTY CHAIRMAN: Please, please. Thank you.

श्री उपसभापति : माननीय रामचंद्र जांगड़ा जी।

श्री रामचंद्र जांगड़ा : सर, मैं इसी प्रश्न में यह जोड़ना चाहता हूँ कि यह बिल्डिंग 2007 से 2010 के बीच में बनी और दिल्ली सरकार ने यह जवाब दिया है कि कोविड के टाइम पर miscreants ने इसमें चोरी की। महोदय, यह बिल्डिंग तो 2007 से 2010 के बीच में बनी और कोविड तो 2020 में आया है! दिल्ली सरकार ने मिसगाइड किया है और गलत जवाब दिया है। इसके खिलाफ कार्रवाई होनी चाहिए।

श्री उपसभापति : यह आपका सुझाव था।

SHRI HARDEEP SINGH PURI: Sir, I don't think you expect an answer from me on this.

MR. DEPUTY CHAIRMAN: Yes. Thank you.

SHRI HARDEEP SINGH PURI: I may actually endorse that view.

MR. DEPUTY CHAIRMAN: Thank you. Question No. 261. Shri K.C. Ramamurthy, not present. माननीय मंत्री जी।

* 261. [*The questioner was not present.*]