

S. No.	Name of State/ Union Territory	No. of Field Publicity Units
<b>Union Territories</b>		
1.	Andaman & Nicobar Islands	2
2.	Arunachal Pradesh	12
3.	Chandigarh	1
4.	Dadra & Nagar Haveli	Nil
5.	Delhi	2
6.	Goa, Daman & Diu	1
7.	Lakshdweep	Nil
8.	Mizoram	3
9.	Pondicherry	1
Total Units :		257

**Notes :**

1. The two Union Territories, namely Dadra & Nagar Haveli and Lakshdweep which do not have separate units are covered by conveniently located units in neighbouring States, namely Gujarat and Kerala, respectively.
2. Units located in a State/Union Territory usually operate within their respective States/Union Territories. In some cases however, a unit operates in nearby areas of neighbouring State/Union Territory also.

**Misuse of Residential Premises in Rehabilitation Colonies**

4699. SHRI RAM SAMUJHAWAN : Will the Minister of WORKS AND HOUSING be pleased to state :

(a) the latest policy followed by his Ministry or the Land and Development Officer in the matter of permitting the use of houses in the Rehabilitation colonies like Kalkaji for commercial purposes by the first allottee, second allottee and the subsequent owner in case of sale of the property ;

(b) whether it is permissible for one person to run more than one business establishment, one facing the main road in the colony and the other in the street

facing the property concerned and if so, the reasons for such misuse of residential premises ; and

(c) whether any additional premium is levied by the L&DO on part of these properties being used for commercial purposes; if so, what and if not, the reasons therefor ?

**THE MINISTER OF WORKS AND HOUSING (SHRI ABDUL GHAFOR) :**

(a) The lessees of Rehabilitation colonies like Kalkaji, etc. are governed by the terms of Lease Deeds. The lessees who violate the terms of the lease by using the property for purposes other than those for which it is leased out, are required to get the breaches regularised temporarily on payment of misuse charges or remove them within the notice period of 30 days. This is applicable in cases of first allottee, second and subsequent owners. In the event of their failure, the lease is determined. However, some trades are exempted by the Government as condonable breaches.

(b) The lease is the essence of the agreement executed between the lesser and the lessee. The use of property is restrictive. The lessee is prohibited from using the demised premises for purposes other than that of residence. In case any breach of the covenants of Lease Deed comes to the notice of the lessor, the lessee is liable for action under the terms of the lease. However, at present there is a ban on inspection and issuance of notices in Rehabilitation colonies except where there is a request for sale permission, etc. and also if there is a complaint from the neighbours.

(c) In case any misuse in violation of the terms of lease is detected and the lessee makes request for its regularisation, the same is regularised on half yearly basis on payment of certain charges based on prescribed formula and the land rates fixed by the Government from time to time. In cases where the area is declared commercial by the DDA under the Zonal Plan and the lessee approaches the Land and Development Officer for conversion of the land use for the leased property, additional premium is charged, and the ground rent is also revised before granting permission for conversion.