

**SHRI HARISH RAWAT :** I am speaking on the resolution.

**MR. CHAIRMAN :** You are left with only a few minutes.

**SHRI T. BASHEER :** Mr. Rawat says it happened in rural area. It is very relevant.

[*Translation*]

**SHRI HARISH RAWAT (Almora) :** The hon. Minister has expressed his anguish over this situation and condemned it also. The whole House and the whole country share their feelings and condemn such thing. The Government should take strong measures in this respect so as to check recurrence of such type of incidents.

Mr. Chairman, Sir, I support the Resolution moved by our learned friend. Through this Resolution, the hon. Members and this House will have an opportunity to discuss the rural economy and the present living conditions of the rural people.

More than 90 per cent of the people represented by the Members belong to the rural areas. The present condition of the rural areas is causing concern. A big gap is being created between the economy of the urban areas and the rural areas. I do not say that the rural areas have not made progress after independence. Of course, the country side has made progress, but the pace of development has not been as fast as that of the urban areas. One of the reasons for it may be that our planners are influenced more by the opinions and pressures of those people of the urban areas who are well off and enjoying every facility. Therefore, in comparison with the rural areas, more programmes have been formulated for the benefit of the people of the urban areas. Whatever programmes have been formulated for the rural areas, the machinery to implement them and the commitment and the dedication which should have been there...

[*English*]

**MR. CHAIRMAN :** You can continue your speech on the next day. Now we go to the next item.

17.30 hrs.

#### HALF-AN-HOUR DISCUSSION

##### Deficit in the Delhi Development Authority

[*English*]

**MR. CHAIRMAN :** Now Mr. Rajhans.

[*Translation*]

**DR. G.S. RAJHANS (Jhanjharpur) :** Mr. Chairman, Sir, in reply to a question on 21st July, the hon. Minister had stated that it was not the function of the Government to see as to from which source the D.D.A. raises its resources. The hon. Minister further added that D.D.A. needs resources and it has sought permission to issue debentures of Rs. 150 crores. I would like to say in the beginning itself that the performance of Shri Ghafoor Sahib and Dalbir Singh Sahib has been satisfactory and they have streamlined the working of their Ministry as well as that of D.D.A. to a great extent. But I would like to make some points in unmistakable terms. The D.D.A. officials have very categorically stated that their money is blocked with the Government and as a result thereof their financial position has become precarious. They say that approximately a sum of Rs. 76 crores of the D.D.A. has been blocked in Asiad property and the Government is not releasing that money. They say that this money is outstanding against the Health Ministry and the Department of Youth Affairs. The D.D.A. says that a sum of Rs. 41 crores has been blocked in the flats built in the Asiad village. They ask as to from which source they should make arrangement of funds? This is the way the D.D.A. contend. Will the hon. Minister explain the factual position?

Not a single day passes when we do not read about the misdeeds of DDA in the newspapers. There is a famous saying about the D.D.A.

[*English*]

—“Corruption—the name is DDA.”

## [Translation]

Where there is DDA, there is corruption. This is the meaning of D.D.A. It means don't do anything. What I mean to say is that not a single day passes when we do not hear about the misdeeds of D.D.A. Some days back a cartoon was published in the newspapers in which people were being asked to see Qutub Minar, Jama Masjid in Delhi and also the 8th Wonder of the World—a flat built without any foundation. What has happened in Vasant Kunj is a matter of shame for the country. It has brought bad name to the country. But neither the DDA nor the Government have stated as to what justice has been done to the flat owners and whether those flats have been demolished or their foundation has been strengthened or whether those people, who have got registration for these flats, have been assured that they can live in these flats and there is no risk? I know a number of such flat owners who have got registration for these flats and they have sent hundreds of registered letters, but not a single letter was replied to. DDA told that if timely payment is not made they will not get the flats. The matter does not relate only to Basant Kunj, there is not a single flat in Delhi in which sub standard material has not been used. Whatever flats have been constructed, you will find that nowhere proper material has been used. Somewhere cement is less, somewhere iron is less. What to say about this corruption? Everywhere it is well known. You have removed the vice-chairman, top engineers and many other officers of the DDA, but I can say with authority—and this should come on record—that in spite of all these changes nothing is going to happen, because in DDA the people with vested interests are so powerful that they will not allow anybody to do anything constructive. During the last session also, I had said that in Bihar development does not take place because the money intended for that purpose gets divided into four type of persons. In Bihar there is a saying for this :

## [English]

$\frac{L}{4}$ —Loot divided by four.

## [Translation]

Bureaucrats, engineers, contractors and

local politicians (*Interruptions*). Here in DDA there are three vested interests—engineers, contractors and officers. I can say with authority that even if you go to the junior most engineer or officer of DDA, you will find him living so splendidly that you will be stunned. Why does it happen so? The corruption is so rampant there that no one dares to stop it. Looking at the corruption prevailing in DDA, someone commented that as in the Middle East Countries, in DDA also first you have to bribe, then only your work can be done. At the time of setting up of DDA, Panditji had seen a dream of seeing Delhi a clean and planned city, but seeing DDA's present condition, how much he would have been grieved? For a poor man it has become difficult to live in Delhi. (*Interruptions*) I will tell you who has increased the land prices in Delhi? DDA is responsible for that?

A good thing DDA was doing was that it used to give flats to middle income group and economically backward people on hire-purchase basis. That scheme too DDA is now going to do away with. One significant thing DDA has said. That I will tell you. It has stated that one who pays full amount will get the flats. Flats will not be allotted on hire purchase basis. This would mean that all the rich people in Delhi will purchase flats on 'benami' basis and the people with fixed income, the middle income group will not even dream of having a flat in Delhi. This is our welfare State, much is done for the welfare of the poor and the middle classes. They just go for realising money. If DDA is in deficit, it is because of the inefficiency in DDA. They have no right to harass people.

SHRI JAI PRAKASH AGARWAL (Chandhi Chowk) : DDA has spent Ra. 90 lakhs to decorate its office. Will not that result into losses? DDA has sucked the blood of the people.

SHRI HARISH RAWAT (Almora) : Hon. Minister, Sir, how will the things work, if Rs. 90 lakh is spent on decoration of office?

SHRI JAI PRAKASH AGARWAL : People of Delhi are living in sweltering heat and in VC's room six air conditions have been installed.

**DR. G.S. RAJHANS :** Mr. Chairman, Sir, I used to think earlier that transit camps would be set up to settle those who lived in the slums or who occupied footpaths, etc., or they would be given accommodation in the resettlement colonies, but there is nothing like that. Why will DDA think of the welfare of the poor, when very rich people come to it.

It is a law that there cannot be any commercial office in any residential colony. I just now am ready to accompany you to the South Delhi. There is not a single colony there which is not having hundreds of commercial offices. DDA's man comes every month and collects one or two thousand rupees. In this connection the Government is totally inert. The Government has no information. The Government enacted a law that in Delhi, particularly in South Delhi, no house can be constructed more than two and half story but I can show you thousands of houses which are four to five storeyed. Is there any law for DDA or not? If the Government is helpless in the Capital, what can you say to other States? The people have encroached upon the Government land. No vehicle can go there, no man can go there. I say DDA has closed its eyes. There is a saying that whether pigeon closes its eyes or not, cat is not going to leave it. DDA has eaten up the people of Delhi. This thing you should understand. It is a very serious matter. News papers have been reporting continuously that corruption is increasing in DDA. I want to know as to who is preventing you to take action against the corrupt people in DDA. DDA has ignored the Master Plan and allowed to construct houses in the green belt in South Delhi. Sites which are meant for Government offices are being utilised for other purposes. In Safdarjung area in South Delhi a site has been allotted for Government offices, but you must have read in the newspapers few days back that DDA is allowing construction of trauma-centre on that site. What is a trauma centre? In Delhi wherever any accident occurs a van blowing horns will go there and bring the patient to that centre. How do you think of constructing trauma centre in the residential area? If the residents there are silent and innocent, that does not mean that you can do anything you like. You should have

informed in advance that a trauma-centre or grave yard will be constructed there, and houses will not be built there. Now when people have built their houses there, you are talking of constructing trauma centre in that area. There is not one example. There are thousands of such examples. DDA has got rotten, it is stinking, but the Government is not at all bothering about it. I fail to understand as to why the Government is looking helplessly at all this. DDA has claimed that during 1986-87 it will build one lakh houses and provide them to the people. It is a white lie. I say it with challenge that it is a white lie. It will not provide even 30 per cent. DDA had promised in 1979 to construct houses for people under HUDCO scheme. Not a single allotment letter has been received by the people in that respect. They are playing with people's money and that too in the capital. It is something surprising. We knowing everything, we are silent and we cannot do anything. What is our helplessness that we cannot take any action against DDA.

One thing more. I have already stated this in this House many a time that in Bihar, mafia is quite active and does not allow anyone to function and extort money from the people. When people came to know about my views, one person came to me and said that in DDA there is big mafia gang. I expressed my ignorance. He then told me that at the time of submitting tenders in DDA five to six pistol-totting persons threaten other tenderes not to quote lesser rates, otherwise they will be killed. It is correct. When contracts on higher rates are awarded, whose money is involved. It is yours and mine. How long will be remain helpless and silent spectator? We get inferior houses by paying more whereas other colonisers give superior houses with lesser money. DDA colludes with those colonisers also. This is what is happening in DDA and it is an endless story. Time has come when we should prepare ourselves in not allowing goondaiam in DDA anymore. We can remove not one Prem Kumar, but 100 Prem Kumars. This House is sovereign and it is not going to yield before anyone. The poor have sent us here. Now you are going to abolish hire purchase system. The poor will not be able to build houses in Delhi and the rich people will construct houses here. Ours is a

welfare State, this thing we should always keep in mind.

Sir, DDA has become hollow from within. Last year houses were constructed and people were ready to occupy them, but before that, those houses got demolished. It looks as if some ghost had visited that place. This has come in the newspapers. God only knows as to what sort of ghost had visited that place that two days before the occupation the houses get demolished. Have you seen such a thing anywhere. I may tell you that DDA has demolished such houses one year back. The interesting thing is that those very builders who have earned crores of rupees from DDA are on strike at present. They are today threatening DDA that first they should be paid, then only they will work.

SHRI JAI PRAKASH AGARWAL : DDA officers' sons are involved in that.

DR. G S. RAJHANS : I am not aware of that. I say that corruption is rampant in DDA. Would the hon. Minister tell us as to how he will eradicate corruption ?

THE MINISTER OF URBAN DEVELOPMENT (SHRI ABDUL GHAFOOR) : Mr. Chairman, Sir, the issue was raised last time when it came to light that DDA had shown deficit budget. Some of our colleagues have said that there is so much corruption in DDA that it has resulted in the Deficit Budget. But this is not so. Those who have said that the Deficit Budget has been caused due to the corruption are wrong.

Imagine the DDA when it was first constituted and see the present condition of the DDA. I have not risen to say that there is no corruption in DDA. I agree that DDA is suffering from this malaise. At the time of the enactment of DDA Act, it was a very small organisation. The Budget used to be to the tune of Rs. 5 to 6 crores. But now this organisation has expanded vastly and it is a well known fact that with the enlargement of the organisation its Budget has also been enhanced.

A lot of things have been said when discussion on this organisation was taken up. Some persons said that its accounting was not done in a proper way. Some said that

the DDA sold the land at high premium after developing it in comparison with the price on which it acquired the land for development purpose. The land is acquired at a very low rate. I have gone through all these things. I came to know that there is something wrong in the accounting system. I asked one good Chartered Accountant to examine the whole thing. There is a system of accounting in big firms and big companies by which it is known in a very short time that so much money has been spent and so much money is lying in the balance. This was not so in the case of DDA. Its accounting system was in a very confused state. It takes one to two months to know the position. Efforts are going on to set the things right and this will be done very soon.

Mr. Chairman, Sir, in this respect, another thing has come to my notice. When the DDA Act was enacted and when this body was constituted, the Vice Chairman was made its Executive Officer. The Government appoints him. In other words he is appointed by this department. The Lieutenant Governor is its Ex-officio chairman. Now see what is the function of the Lieutenant Governor and the Vice-chairman.

SHRI HARISH RAWAT : If there are lacunae in it, amendment in the Act can be brought forward to rectify it. But what is going on is not good.

SHRI ABDUL GHAFOOR : I am not complaining against anyone. I am telling you my helplessness. You should understand the procedure. The Budget allocation of DDA is not made like that of Education Department and other Departments. Then how is the allocation made ? you should understand it.

The DDA has 356 diverse function to perform. When this fact came to notice, it was thought as to how to carry out these functions. We asked Tata consultancy service, which is a famous agency for running a business, to look into the matter and give their suggestion regarding the working of DDA so that a common man may be able to understand its procedure and his requirement is met without any difficulty. We asked them to examine the

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whole functioning of the DDA and state as to how it can be streamlined. They have submitted an interim report in that regard and a final report is awaited. After this we will try to restrict its functioning by taking advantage of their experiences.

*(Interruptions)*

**SHRI JAI PRAKASH AGARWAL** (Chandani Chowk): The DDA is overstepping its area of functioning. Who is responsible for it. Crores of ruppees have been spent without any purpose. Then naturally it will show deficit.

**SHRI ABDUL GHAFUOR**: When I recently joined the Ministry, demands were made to regularise so and so colony. When I enquired, I came to know that there were more than five hundred such settlements which were not regular. Steps were taken to regularise them. When they were regularised, we found that as much as Rs. 20 crores is the annual expenditure that is incurred on meeting the requirements of such colonies and not Rs. 1 to 2 crores. Who meets these expenditure? It is DDA. Is this the function of DDA? Is DDA a magnified municipality? The agency which is responsible for this work should do it. But when we send any proposal to MCD, it is returned with the remarks that first they should be allotted funds to carry out the work when we ask DDA to carry out this work, the DDA replies that it is not their function. When exigency arises, demand is made to the DDA to allot a house. The DDA has made a number of allotment after the disturbances that followed the death of Indiraji. Is it the function of DDA? During Asiad, the DDA made a number of constructions and about a sum of Rs. 80 crores of the DDA was invested on it. From where this money had been made available?

**SHRI HARISH RAWAT**: The Government had made separate allocation for Asiad.

**SHRI ABDUL GHAFUOR**: We are the Government and you are also Government. Should we make our complaint to ourselves? The DDA constructed stadia for the Asiad. What about Sports

Authorities? Which Department looks after it? About 500 to 600 flats were constructed for those who came here from abroad. They are lying vacant. Their prices range from Rs. 5 to Rs. 10 lakhs. We have invested our money, but the flats are lying vacant. Huge stadia were built, but there is no income from them. On the contrary, the DDA is bearing the cost of maintenance of such stadia and the re-settlement colonies as well. Discussion was held with the Prime Minister in regard to carry out rationalization work in the Authority. The Prime Minister had assured during the discussion that about 100 of flats would be taken over by various departments and the flats would be allotted to some particular departments. For the remaining flats, it has been suggested that these flat, should be auctioned. The present Vice-Chairman has initiated action in the matter. Some advice has been given in case of stadia also. The departments like Human Resources Development and the Education Department have taken over them. But they also have no Budget allocation. They will make provision for it in the next Budget.

Therefore, due to all these factors the DDA has suffered a loss of about Rs. 150 crores. When all these things are set right, our position will improve.

As regards houses, I know that many lakhs of persons have got their names registered with DDA and a large number of persons have not got houses. This is not a matter of happiness for any Government, person and department. But try to think why houses are not being built. They are right when they say that houses have not been built according to our standard. You ask us to construct seventh wonder of the world. You might be knowing that when this came to our notice, we ourselves said in the Cabinet that such type of incident has taken place. This was said that whatever stern action can be taken in the matter, must be taken. *(Interruptions)*

**SHRI JAI PRAKASH AGARWAL**: You should have suspended the Vice Chairman.

**SHRI ABDUL GHAFUOR**: We ourselves should have been suspended or resigned. What happens that whenever

such type of complaint is made, enquiry into the matter takes place which starts against the top officer and then comes down to the peon...*(Interruptions)*.

**SHRI HARISH RAWAT :** Probably no peon has been suspended.

**SHRI ABDUL GHAFOR :** Had you been there, you would have suspended him...*(Interruptions)* Do you think that our top officers or the engineers take up the matter in a casual manner. You can go there and see yourself as to where the irregularity is being done. In that connection some top officers were suspended on the spot and not only this, some top officers were also compulsorily retired, Action has been taken against eighty persons within a period of one and half years to two years. All these things are going on. Just now our colleague was mentioning in regard to R.L.E.G.P. It is understood that all such things have happened there also. After all what is there to mention. For the sake of saying something, they level charges that such and such thing costing Rs. one lakh has been installed in his room. Mr. Agarwal has a lot of complaints...*(Interruptions)*

**SHRI JAI PRAKASH AGARWAL :** They are squandering our money in DDA.

**SHRI ABDUL GHAFOR :** You are making this charge, but if it turns out to be otherwise...*(Interruptions)* Some one might have said that a sum of Rs. 90 lakhs has been invested on it. Otherwise also I do not have any definite information about it...*(Interruptions)*

**SHRI JAI PRAKASH AGARWAL :** The Government may conduct an inquiry into the matter. If it proves to be wrong, I shall resign my membership from Lok Sabha. DDA is a den of corruption, One can get the work done only by greasing palms. One has to pay several visits to the DDA office for his work...*(Interruptions)*

**SHRI HARISH RAWAT :** When so much money was spent merely on decoration, it was expected from you that you would have asked to conduct an inquiry into it. But on the contrary you are pulling him up...*(Interruptions)*,

**SHRI ABDUL GHAFOR :** The supplier of the information must have informed him. But you have taken it otherwise. The hon. Member asks a question here only when he gets some information from some person. When some one gives information only then one puts question. I shall ask to conduct an inquiry into the matter. Do not worry. Listen to me carefully. I shall get the thing done as you like. Our friend belongs to a very rich State. He says that he is fed up of reading about D.D.A. in the newspapers whereas he himself belongs to the Press. Irritating news appear in the newspapers daily and also people get such news published. For example, news regarding private builders are being published for some time past. Questions are being put by Members daily in the Lok Sabha and Rajya Sabha, but he does not come here. His reply to the question goes unheeded. This is appearing in the newspapers daily. I have got the information that there are 400 to 500 such buildings whose lease deeds have not been executed to date. The private builders had purchased land from the D.D.A. in auction in 1981-82. They started construction of commercial flats on this land. An expenditure of about Rs. 25 to Rs. 30 crores was incurred on it. Lease deed has to be executed before starting construction of the building. They asked first to bring terms and conditions and then they will execute it. Besides this, there is a provision in it that when you have purchased it, you will have to construct the building within two years according to the rules. They say that first they should be provided with the lease deed. In other words, it is under consideration as to what should be included in the terms and conditions whereas it is written there that construction work should be started according to the plans within two years. There are four or five types of lease deeds pertaining to M.C.D., D.D.A. and Cantonment area separately. Someone said that so many leases will have to be submitted. Two and a half years have passed. The construction of building was completed. They got permit for cement from the Government as well as power for working in the night, water and everything. As regards possession, it is written in it that they have purchased it in auction and the possession

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will not be handed over until the lease deed has been executed but nothing has happened. When the building was completed, the Vice Chairman was transferred and the Governor was also transferred. The others who came.....

**SHRI JAI PRAKASH AGARWAL :** Everyone made money from the D.D.A. and went.

**SHRI ABDUL GHAFUOR :** You do not have any knowledge about it.....

**SHRI JAI PRAKASH AGARWAL :** I have full knowledge. You are referring to the matter pertaining to Rs. 5 crore deal.

**SHRI ABDUL GHAFUOR :** I am coming to it. He is also obsessed of it, otherwise he is our friend. They asked for terms and conditions. The builders said what was their fault and that they had paid for the land at the time when they purchased it in auction as per the bye-laws. Now you want that this amount should be paid. They say that they will not make payment of this amount, but they will make payment on the terms on which it purchased the land in auction, This created a controversy. Ultimately the matter was settled by fixing some more money than what was earlier in the terms and conditions. But I can say that if they take up the matter in the court, they can not win their case. If they have to make more payment due to my lapse, I am prepared for the punishment.

**SHRI JAI PRAKASH AGARWAL :** If you charge the compensation rate in 1985, the rate will be those prevalent in that very year and not the rate prevalent in 1981. This is the crux of problem. Therefore the matter should have been taken to court.

**SHRI ABDUL GHAFUOR :** People say...

[English]

It is the fools who make the lawyers rich.

[Translation]

Intelligence is never the same in all the persons. I agree I may commit mistake. The vice-chairman of the DDA does not give lease deed and I say that you will have to construct building within two years.....and you would have to construct it within that time. Suppose I spend Rs. 25 crores after taking loans from Bank or say from Shri Rawat or from anybody else. Now I am paying interest on Rs. 25 crore and it is also hovering in my mind that within two years I have to construct it. Suppose it is constructed and after five years we say that give us this much.

**SHRI HARISH RAWAT :** We are agreeing with you and we want to say that can it not be possible that in preparation of the lease deed deliberate delay might have been made so that the builder could be benefited ?

**SHRI ABDUL GHAFUOR :** Builder says that he is ready to sign the lease deed. VC, DDA says that we have not yet finalised terms and conditions. Even today there are four to five hundred sites in Delhi for which lease deeds have not so far been finalised.

**SHRI HARISH RAWAT :** That is what is to be seen. That is why they are called corrupt.

[English]

**MR. CHAIRMAN :** Mr. Rawat, you will have an opportunity later.

[Translation]

**SHRI ABDUL GHAFUOR :** This will be done by the Law Department, people, builders and VC, DDA these are the things. These are being removed. What's more Rs. 80 crore is involved in the construction of sewerage in a village. Rs. 500 to 600 crore rupees are involved in resettlement colonies. Wherefrom the money will come ? That is why I say that these are the things. Otherwise DDA is not a landlord.

Hon. Member has said that we had been giving houses on hire-purchase basis

to the medium and low income groups. Because we do not have money and we want cash. But we are not doing this. I am submitting that to accelerate the work, to remove your difficulties and to clear the backlog we are trying to use new techniques. We have said that like foreign countries we should also solve our problem by constructing pre-fabricated houses, because the problem is not going to be solved by building 5 to 10 thousand houses. As the problem of houses was solved in Germany, Hungary, Budapest after the Second World War by constructing pre-fabricated houses, we also want to solve it in the same manner.

DR. G.S. RAJHANS : The same was done in Russia.

SHRI ABDUL GHAFUOR : There all the houses were constructed within a year or two. That is what we are thinking of doing. By adopting new technology we want to solve this problem. We have already advertised for it and tenders have been invited, but so far the issue has not been finalised. The project is not limited to constructing five or ten thousand houses. We want to launch an ambitious programme. That is why this question of funds has arisen and we went to the Finance Ministry requesting for allowing us to issue debentures worth Rs. 150 crores, but the Finance Minister told that we are quite late because they have given permission to the other Department. He asked us to find out some other alternative. These are the things. This is being done keeping in view all these things.

So far as eradication of corruption is concerned, we are not at all callous in this matter. Regarding old registration I have told you what we propose to do. The Government is seriously thinking of doing all these things so that somehow or other backlog is cleared. You too will face the same problem of how to solve it. Last time we could not do, what should have been done. You may be daily reading in the newspapers about the bunglings. People say something and then false reports of bungling of Rs. 500 crores are published in the newspapers. There is nothing of that sort. If you want then find out the result of the bungling.

Suppose today you are put into difficulty because of us. Whom should the punishment be given ? To you or to us ? But the people say that punish others also. This is what is being published in the newspapers. What is all this happening ?

Think with cool mind. We are ready to remove this dirt completely.

AN HON. MEMBER : You are the Minister. Ask them who are sitting behind you.

SHRI ABDUL GHAFUOR : Do not ever think that the Government is in any way trying to hush up the matter. You may go in any Department. The Finance Department of the present Government is quite large. Under me there is only one DDA. Do you know about urban development ? Who can develop Bombay, Calcutta, Lucknow and Kanpur etc. ? How much difficulty is there ? There is difficulty in acquiring the land and other things. Who will function ?

Are you aware that three meetings were held for transfer of resettlement colonies to MCD in which the Lt. Governor, V.C. and I myself participated. It was stated that this should be delayed for some time. I know many hon. Members in this House are from Delhi. They want that these should remain under DDA. MCD wants that if these are to be transferred, funds should also be made available to them. Wherefrom can we give funds ? You can enact law, collect money under that power and arrange sanitation etc. with that money. The way out is either MCD should be abolished or DDA should be wound up or DDA and Municipal Corporation should both go hand in hand with each other. DDA should construct houses should arrange sanitation, build sewerage system, provide lighting, hospitals, schools, playgrounds, stadia, green belts etc. and should also undertake beautification of the city, that is, it should do all the activities, but funds will not be provided to it. It is something strange.

The work is being done according to the capacity, but there are people who should do work but they say they cannot do. Then tell us what to do ?

With these words I think not only Shri Rajhans's doubts must have been removed,

[Shri Abdul Ghafoor]

next time when he gets the things reported in the newspaper, he will first try to find out as to where the things have gone wrong. If you come to us privately, we will tell you everything but if all your queries are to be replied through the newspapers, we will have to set up a separate establishment for that on which we will have to spend Rs. 25 to 30 thousand per month. We will have to appoint an editor and some officers for this purpose; nothings will go on; someone will go to the newspapers offices to deliver them. Then a separate department will have to be set up for contradictions. When hon. Parliament Members point out something, if I am at fault I will accept my mistake, but if I am not at fault, I will clearly say so. The position will be made clear to you. The hon. Members of the House are the supreme.

So far as the question of financing the DDA is concerned, we have constituted two committees to go into the present functioning of DDA and also to recommend ways and means to run it on scientific basis. These committees will also suggest the accounting system to be adopted and the possible structure of the DDA. This work has been assigned to India's eminent company—Tata Consultancy. First they met me and after going into the functioning of the DDA, they came again to me after three months and submitted a lay out plan to me. If I show that to Shri Rajhans, he will not be able to sleep for a week. It is such labyrinth that he will be lost in it. I am telling you the correct position. They then marked the different places etc. and encircled them. Who will do all this work? They are doing all the things systematically and scientifically. Everything will be presented before you. I have just given the broad picture and sometime I myself get puzzled as to who will do all this work? Perhaps in some corner of Delhi, as he pointed out in South Delhi, this has happened.

Recently I had gone to Barcelona to attend a world conference on urban cities' population. People from all over the world had come there. The confusion which prevails here, exists there also. No one knows how to reduce population in the urban cities. The conference was attended by the representatives of the communist as well as capitalist countries and countries like

us. This problem exists everywhere. In certain countries which are very much developed a tendency to go to the rural side is found, but so far as developing countries are concerned, concentration of population is occurring in the cities. How to reduce it? You talk of the poor. There are 10 lakh jhuggis here. Just think how can we settle them? There are many other things also. I went there to see the cities. I went in France and Budapest also, to see the houses constructed there. I would like to tell you that there also DDA—like situation prevails. What happens there is that after the construction of the house, the builders go there and make research. They ask everyone about the difficulties they are facing. People there suggest improvements. When another set of houses is constructed, they rectify the mistakes and in this way they go on rectifying the defects by trial and error method at different stages. I was taken to a place where there were newly constructed houses. Only 5 to 10 persons had occupied the houses. On my request they showed me the houses. All facilities were there in the houses. I saw two bed room houses, three bed room houses. Where will the boys live, where the shops will be built and what will be location for the hospitals, all these things had been provided for.

I observed in France and in London also that there was not a single residential quarter-leaving aside Government offices—where some or the other commercial business was not being done. This was something strange for me. In Delhi the position is somewhat different. As he said, the area meant for residential purposes cannot be used for commercial purposes. In that area even if a tea shop is opened, MCD people reach there and impose fine on him. Do you know how much fine imposed? It is so high that even if the defaulter sells his entire house and land, he will not be able to pay the fine. In Bihar an Act was enacted that if someone takes a loan of Rs. 100 from someone and does not pay even for 15 or 20 years, the lender cannot take in any case more than Rs. 200 from him. But what is the position here? The 'misuse charge' is so high that one cannot pay even if one sells his house as well as his land. These are the things on which we all should ponder over. Merely asking questions will not solve the problem. All of us will have to

give it a serious thought. Recently, somebody opened a restaurant in Greater Kailash, New Delhi at a cost of Rs. 25 to 30 lakhs. The land squad went there and stopped the work. He rushed to me and told that he would be in tremendous trouble as he had invested lakhs of rupees in the restaurant. I rang up the concerned authorities and enquired about it and I was told that the land was not meant for commercial use. I told the man that as it was law, I could not help in the matter. I also told him that he should have sought prior sanction for the project. We have to seriously consider these matters.

There are many other interesting examples, but as we are running short of time, I would advise my colleagues to ask a few more questions on the subject so that the truth is revealed. With these words, I would like to assure the Members on behalf of the Government that we are always ready to rectify any mistake that may be brought to our notice.

Secondly, I seek suggestions and co-operation from all the hon. Members in this regard. I have broadly mentioned the sources of finance for DDA as also how it is regulated. It has certain limitations. The hon. Members should ponder over it, whether we should keep it as a glorified Municipal Corporation or get rid of it. Then the Municipal Corporation will do its own work and we will do our own. These things need serious attention. I am ready and open to suggestions. We have to beautify Delhi and if we go on condemning DDA for everything, it will not serve any purpose. Are not the Asid village, Indira Gandhi Stadium or Vigyan Bhawan, DDA's achievements? If we come across any report of buildings without foundation we have taken stern action against the guilty. We have also made a provision that henceforth a chief engineer will be solely responsible for the entire project and would ensure its quality. The vigilance has also been asked to pay surprise visits at the site and ensure that things are being done properly. If no improvements are made even after these arrangements, I dare say, the fault lies with our generation.

Before concluding, I thank the hon. Members for raising this issue here. They

said whatever they had to say and I also clarified the Government stand. We shall see henceforth, what can be done in this regard.

DR. G.S. RAJHANS : What about the houses without foundation ?

[English]

SHRI ABDUL GHAFUOR : I told at that time that these houses will not be allotted to anybody unless and until some experts, who have some special techniques, certify that these houses are fit for habitation.

MR. CHAIRMAN : Under rule 55(5), there are four Members and each Member is entitled to ask a question. In view of the exhaustive reply given by the hon. Minister, I do not think that the Members will insist on asking more than one question each.

Shri Mool Chand Daga—Absent.

SHRIMATI JAYANTI PATNAIK (Cuttack) : Sir, though the hon. Minister has replied and has also tried to clarify by pointing out various pitfalls of the DDA, I would like to know with reference to the cooperative house building societies where the problems come up with regard to the construction of markets. We know that the DDA has allotted land to the cooperative house building societies and the money has already been spent, but still we see that as its commercial activity, the DDA would construct markets in those societies and later on auction them. But we find that it also asks for the assistance to develop such land even though it knows that it would not be in their possession. It is not constructing these markets when this facility is being repeatedly asked by these societies.

Is it a fact that D.D.A. has charged peripheral charges from each member @ Rs. 6 per sq. yd. even without actually providing necessary amenities ?

And now because of dual administrative control these societies have been asked by the Delhi Administration (MCD) for payment of what is known as deficiency services before the maintenance of the services of these societies to be handed over

[Shrimati Jayanti Patnaik]

to MCD. These development works were already earlier certified as this is the procedure *i.e.* it has to be according to the specifications of the D.D.A. at the time of releasing of the building activity plan given to such societies. First of all people have already spent giving huge fund to DDA and then to MCD. How do you justify this? What is the policy?

Minister has already said that DDA is facing deficit finance. We have seen in the paper that they are not able to raise funds by floating debentures and they will not be able to get additional amount they require now. What is the plan of the D.D.A. to find funds to undertake their activities?

**SHRI ABDUL GHAFOR :** You have put so many questions and if I ask you to repeat it, you will not be able to repeat. So far as the Group Housing Society is concerned...

**MR. CHAIRMAN :** You just make a note of the questions being put by the hon. Members and then answer all the questions together.

Shri Harish Rawat.

[Translation]

**SHRI HARISH RAWAT (Almora) :** Mr. Chairman, Sir, I fully agree with the sentiments of hon. Minister. DDA has done some commendable work and I would like to appreciate it. Probably, the demand for houses in Delhi has risen over the last few years and D.D.A. has not been able to cope with it or there may be some shortcomings in the internal functioning but it is true that of late D.D.A. has been criticized. If the citizens of Delhi are asked to express their views about D.D.A. they have a bad opinion about it. I feel that this should be considered as a barometer for its performance and its working should be improved accordingly. The hon. Minister told that D.D.A. has to undertake even those tasks which are not within its jurisdiction and there are many other pulls and pressures on it. I would like to ask that if there is need to change

the present Act, what does the Government propose to do in that connection? What changes should be brought in the Act so that D.D.A. undertakes only those tasks which have been entrusted to it. The Government is accountable to the Parliament for D.D.A., whereas the Ministry is not able to undertake its effective monitoring. What type of mechanism does the Government propose to evolve to increase its effectiveness. This is a cardinal question. Now I would like to put one or two questions which are inter related. I would like to know the total number of registrations made under the Self Financing Scheme and the number of people who have been actually allotted houses under the scheme? How long would it take to allot the flats to the remaining persons?

**SHRI ABDUL GHAFOR :** Now if you ask so many questions simultaneously we will have to collect the information. You can ask one question at a time.

**SHRI HARISH RAWAT :** No Sir, you have not to collect it. It is already available with you and the official paraphernalia will help you in this connection.

The part (b) of my question is... (*Interruptions*). Earlier I asked about houses, now I am asking about land. The Government acquired land from farmers of Delhi and they were assured at that time that besides compensation if need be, they will be provided plots at alternative sites in lieu of the land acquired, so that they can build their houses and kitchen gardens in it. I would like to know the number of farmers whose land was acquired as also the number of those to whom D.D.A. has given alternative sites. Kindly clarify this because there is a general complaint that though the D.D.A. acquires land from the farmers by making use of laws enacted by the Parliament, but when the question of compensation arises the D.D.A. evades the issue. The hon. Minister will have to reply to this allegation,

The 'C' part of my question deals with the total hectares/acres of land in the possession of D.D.A. and out of that how many hectares are under unauthorised or illegal occupation and what steps are proposed to be taken to vacate that land.

Whether the competent officials of the D.D.A. have initiated any action against the illegal occupants and if not, what action are proposed to be taken against the guilty ?

The hon. Minister spoke about slums. He spoke about 12 lakh jhuggi dwellers. I am also referring to them. What does the Government propose to do for them and whether the Government is going to provide them alternative houses. I dare say that not even 10 per cent of the amount allocated for this purpose is being spent. I would like to know the allocation made during the last Five Year Plans and also during this Five Year Plan for the development work in these slums and the amount which has been actually spent by the DDA on it ? These are the only questions to which I seek reply by the Minister.

SHRI BHARAT SINGH (Outer Delhi) : Mr. Chairman, Sir, I want to put a question...

[English]

MR. CHAIRMAN : Not allowed. Your name is not there.

SHRI HARISH RAWAT : He is a Member from Delhi. He is a very much concerned with it. Special power of the Chair is there.

[Translation]

SHRI BHARAT SINGH : Mr. Chairman, Sir, I would like to know from the hon. Minister... (Interruptions)

[English]

MR. CHAIRMAN : Not allowed. Nothing goes on record. You are not allowed.

SHRI HARISH RAWAT : He is a senior Member.

(Interruptions)\*\*

MR. CHAIRMAN : No. Not allowed. Nothing goes on record.

[Translation]

SHRI KALI PRASAD PANDEY (Gopalganj) : Mr. Chairman Sir, the starred question which was not taken up was regarding deficit in DDA. I wanted to ask a few things in that connection.

I hold the hon. Minister in great esteem. Once upon a time he was an MLA in Bihar and I was also an MLA. He has given some clarification. I would like to remind him of the days when urban land scandal was exposed in Patna. It made headlines in the national dailies.

[English]

MR. CHAIRMAN : Put it in a question form.

[Translation]

SHRI KALI PRASAD PANDEY : The reason was this. Mr. Chairman Sir, you are holding a prestigious office. Whoever sits on this Chair does not belong to any party and is independent. Even then you are not giving an independent candidate an opportunity to speak.... (Interruptions).

I mean to say that the main reason behind that scandal was that crores of rupees were raised by allotting land between Gandhi Maidan and Patna Junction railway station in Patna. Similarly, I would like to know from the hon. Minister whether he is aware of the reasons behind the deficit in DDA and if so, whether he would enquire into them ? The hon. Minister told in his reply that crores of rupees were spent on ASIAD and the Government is not bothered to repay it. I agree to it, but is it not a fact that over the years several people purchased land from D.D.A. in the name of trusts, schools and building houses and later built grand hotels on those lands in connivance with D.D.A. officials ? Probably, this is the main reason for losses in D.D.A. Lands were allotted by the DDA in the name of schools. If this is enquired into, I dare say that in DDA as well, urban land scandal of a similar kind that happened in Bihar will come to light. D.D.A. sold lands to

[Shri Kali Prasad Pandey]

trusts, schools and for building houses at throwaway prices. If an enquiry is conducted into all this I dare say that it would be another urban land scandal.

I would like to ask the hon. Minister whether an enquiry Commission will be set up to enquire into it? If this is done the Government will come to know that the lands that were sold by the DDA in the name of schools, trusts and residential houses before and after 1980 have been used for other purposes including commercial use and there has been urban land scandal.

In this connection, I would like to submit that if you believe in impartiality do you also want to make definite changes in the working of DDA. Is it not a fact that even after Prem Kumar was removed, he allotted lands to several people by issuing back date letters? A person came to me...

[English]

MR. CHAIRMAN : Mr. Pandey, you only making a speech. That is not allowed.

[Translation]

SHRI KALI PRASAD PANDEY : Just one minute, Sir.

[English]

MR. CHAIRMAN : Try to observe the rules.

[Translation]

SHRI KALI PRASAD PANDEY : Mr. Chairman, Sir, that person came to me and asked me to accompany him to Prem Kumar. I told him that Prem Kumar has already been removed and he would be of no help? He told me that Prem Kumar was still signing the files in back date.

I would like to ask the hon. Minister that if he believes in impartiality, will he conduct an enquiry and uphold the high traditions? How many orders has Prem

Kumar signed in the back date once he was removed? If it is proved that he was guilty will a case under IPC be registered against him and action initiated? With these words, I conclude.

SHRI ABDUL GHAFOOR : Mr. Chairman Sir, at the outset let me clarify the points raised by Shri Pandey. I would like to emphasize that there are some people who are credulous, whereas there are others who try to ascertain the facts. I received a call from a top bureaucrat that he be asked to go on leave. That was a Sunday and on that day itself I rang him up and he went on leave. Therefore, you do not have the facts. Had it been a Monday, we would have believed that he may have signed some papers hastily.

SHRI JAI PRAKASH AGARWAL : When one signs, what difference does it make whether it is a Sunday or a Monday. Kindly enquire into the number of allotments.

SHRI KALI PRASAD PANDEY : I fully agree with the hon. Minister, but I would like to submit that he signed in collusion with his subordinates and I have definite information in this regard.

SHRI ABDUL GHAFOOR : He was relieved on Sunday itself, and therefore, the matter is closed. Shri Rawat raised four or five points and wanted to know among their things the total land that DDA acquired and the number of slum dwellers. We would require at least one month's notice to collect this information. This information is not to be collected through a computer. It is very easy to put a question, but you do not know as to how much efforts and exercise has to be done to collect this information. I would like that he should send to me in writing whatever he wishes to ask. I would send him all the information.

SHRI HARISH RAWAT : It seems that you do not have any achievements, otherwise you would have been yourself interested to inform the people about them.

SHRI ABDUL GHAFOOR : You have asked as to how much land the DDA has acquired and we shall have to collect this information.

**SHRI HARISH RAWAT :** You are in Parliament. What for are your officers? They should make this information available. This information is not such, which is not likely to be with the DDA.

**SHRI ABDUL GHAFUOR :** I pray that you may become a Minister soon and then you would realize as to how the information is collected.

So far as registration is concerned, 1.75 lakh registrations have been made and as on 31.3.86, 31,000 allotments had already been made. Work on another 72,000 is in progress. As on 1.4.86 many more houses have been constructed. At some places sewerage facilities are yet to be installed, at other places DESU is not providing electricity connection unless the money is given in advance. So these small matters are yet to be sorted out.

**SHRI JAI PRAKASH AGARWAL :** This means that DDA's promise to construct one lakh houses every year was misleading.

**SHRI ABDUL GHAFUOR :** You talk of promise. Gandhiji had promised that there would be 'Ram Rajya' but the people like you in this country will call it a lie. Similarly, Karl Marx had promised that within so much time the entire world will be ruled by so and so, but did that happen. Promises are made but are the tasks accomplished according to capacity and the resources. *(Interruptions)*

A lady Member said regarding Co-operative Housing Societies that over 500 people were given land to construct houses. Depending on the availability of land and the number of applications the land is distributed.

**SHRI K. D. SULTANPURI :** What about those who have not registered themselves with any society?

**SHRI ABDUL GHAFUOR :** I have just now told that those who have not registered themselves with any society, they are registered with DDA. About 1.75 lakh registrations have been done and many of them have been allotted houses. Many more houses are being constructed which will be allotted in due course. Many

experiments have been done in the past. Earlier plots to individual were sold on the other side of Parliament to Palam Airport on the one hand and Greater Kailash on the other. Later when there was very little land left it was decided to sell land only to Group housing societies and today land is being sold only for multi-storeyed buildings. Now no individual plots are sold. The land is sold only for constructing multi-storeyed buildings. Earlier, these were built by individual builders and there was no law to regulate them. Recently a law has been enacted and I believe that it has yet to be passed by the Rajya Sabha. It is named as "Apartment Ownership Bill". A similar type of law exists in Maharashtra at present. With the enactment of this Bill, certain shortcomings and difficulties at present would be resolved. Just now it was mentioned that houses are ready, but there are no markets in the vicinity. I would like to say that in the Master Plan of Delhi we have provided for all these things like Markets, Schools, Colleges, Stadia and even the green belt... *(Interruptions)*

*[English]*

**SHRIMATI JAYANTI PATNAIK :** DDA is charging for the plot of the land where marketing is done.

*[Translation]*

**SHRI ABDUL GHAFUOR :** The Government does not provide land free of cost either to cooperative societies or to individuals. They have to pay for it. There is set procedure for making the payment. I have clarified the broad points.

*[English]*

**MR. CHAIRMAN :** The House now stands adjourned to reassemble on Monday at 11 AM. Thank you.

18.51 hrs.

*The Lok Sabha then adjourned till Eleven of the Clock on Monday, July 28, 1986/Sravana 6, 1908 (Saka).*