

11.07 hrs.

ORAL ANSWERS TO QUESTIONS

[English]

Building Bye-Laws In the Capital

*62. SHRI VAMANRAO MAHADIK:
SHRI HARISH PAL:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government have asked Delhi Administration to review its decision to amend the building bye-laws in the capital;

(b) if so, the reasons therefor; and

(c) the time by which the building bye-laws are likely to be reviewed?

[Translation]

THE MINISTER OF URBAN DEVELOPMENT (SHRI DAULAT RAM SARAN):

(a) Yes, Sir.

(b) It was considered necessary that amendments to the Building Bye-laws should be consistent with the Master Plan and be uniform in respect of areas coming under the jurisdiction of Municipal Corporation of Delhi, New Delhi Municipal Committee as well as Delhi Development Authority.

(c) The recent amendments brought about in respect of the Municipal Corporation of Delhi are being reviewed and a decision is expected to be taken shortly.

[English]

SHRI VAMANRAO MAHADIK: Sir, in the prominent urban cities like Delhi, Bombay and Calcutta sky scrapers are coming up very fast and they are creating hinderance in the extinguishing of the fire when fire breaks out. Therefore, it is necessary to look into the rules regarding the building bye-laws and the Development and Planning rules. Has

the Government thought of changing the rules of building bye-laws so as to overcome this difficulty; if so, what are they?

[Translation]

SHRI DAULAT RAM SARAN: Mr. Speaker, Sir, while giving reply, I have submitted that certain objections were raised in regard to the rules published by the Delhi Administration. With a view to remove these objections, these rules are not being applied and action is being taken for their review. Otherwise, this is incorporated in the rules, 1983 but the Delhi Administration issued a notification after amending the rules. But the amendments made were not consistent with the Master Plan. The Delhi Development Authority has raised objections. That is why this action has been taken for formulating uniform rules.

[English]

SHRI VAMANRAO MAHADIK: In cities like Delhi, Calcutta and Mumbai, it is found that the influx of population is increasing day by day. The increase in the density of population is leading to all sorts of problems. To overcome the acute problems relating to land, etc. has the Government thought of increasing the Floor Space Index? I also want to know whether the Government is considering any changes in the building by laws and development and planning rules in these metropolitan cities.

[Translation]

SHRI DAULAT RAM SARAN: Mr. Speaker, Sir, Government gives thought to each and every aspect of the problems of the people but this question relates only to Delhi. That is why I have given information in regard to the question which related to the amendments in the Building Bye-Laws in the Capital. But the hon. Member is asking question about all the cities of the country. If he gives a separate notice for this question, I will give information.

SHRI RAM NAIK: At present, there are no representatives of the people in the Delhi

Metropolitan Council and the Delhi Municipal Corporation as both these bodies stand dissolved. Does the Government propose to take the Members of Parliament from Delhi into confidence and discuss these rules with them?

SHRI DAULAT RAM SARAN: A notification inviting objections from the public was issued for formulating new rules. But these rules are not uniform. So the amendments were made with a view to have uniform rules for all the concerned agencies. If the Hon. Member desires he can give notice of amendment when these rules would be taken up for further amendment.

[*English*]

DR. BIPLAB DASGUPTA: Sir, the issue which has been raised in relation to Delhi is also very relevant for the other metropolises of the country. I find that in almost all the cities the housing situation is very acute. Also, the number of houses being built by the Government is totally inadequate in relation to the demand. As a consequence, most of the people who want to have their own houses have become a prey to the exploitations of the big developing companies. These developers are not paying any respect to the norms in relation to building rules and they are polluting the environment which leads to all kinds of hazards—fire hazards, health hazards and so on. (*Interruptions*)

In this connection, I want to know whether the Government is thinking in terms of formulating some universal laws, universal in the sense that it has got some all-India perspective. There should be some norms for building construction which should be equally acceptable and applicable in all parts of India so that we can save individuals from the clutches of the big developing companies which exploit the consumers in various ways with total disregard to rules.

[*Translation*]

MR. SPEAKER: Biplabji, this question relates to the bye-laws.

(*Interruptions*)

SHRI DAULAT RAM SARAN: Mr. Speaker Sir, here there is no question of clutches of the companies. This question relates to the amendment in the bye-laws in the capital. The honourable Member has drawn attention to the housing problem in metropolitan cities. Efforts are being made to tackle that problem separately. When the honourable member would give a separate notice for this question, answer to that would be given, but the present question does not relate to that.

SHRI RAM KRISHAN YADAV: Mr. Speaker, Sir, it is very good to have a law in regard to urban development or construction of houses. My impression is that the big and influential people escape the rules by paying money.

MR. SPEAKER: Yadavji, this question relates to bye-laws.

SHRI RAM KRISHAN YADAV: Mr. Speaker, Sir, the Corporation and Government demolish the Jhuggi-Jhonpries on the pretext of bye-laws. Do Government propose to formulate rules to ensure that their jhuggis are not demolished and they should be allowed to dwell in them for longer period?

SHRI DAULAT RAM SARAN: Mr. Speaker, Sir, Government is very much concerned about the Jhuggi dwellers and they are being provided with good houses. But this question does not arise out of the original question and if the Member asks a separate question, he would be given an answer.

SHRI KALKA DAS: Mr. Speaker, Sir, as has been stated just now, Delhi Metropolitan Council and the Delhi Municipal Corporation stand dissolved at present and there is no people's representation. So the democratic functioning is hampered in Delhi. The housing problem is becoming acute with the ever increasing population in Delhi and DDA has completely failed to meet the needs of construction of houses. Has government, while

formulating the bye-laws, paid any attention to the question of number of storeys to be allowed to ensure housing facilities to the maximum number of families. This aspect should be taken into account while amending the bye-laws so that facilities are provided to the increasing population.

SHRI DAULAT RAM SARAN: Honourable Speaker, Sir, I have not to make any comments on the remarks of the hon. Member. The question relates to amendments to building bye-laws in Delhi. If the honourable Member wants to have some information in this regard, I can give that.....(*Interruptions*)

SHRI KALKA DAS: Mr. Speaker, Sir, I have asked whether Government propose to bring about amendments in the bye-laws in such a way that may ensure housing facilities for larger number of people.

MR. SPEAKER: Please sit down. This question relates to the amendments to the building bye-laws.

(*Interruptions*)

[*English*]

SHRIMATI UMA GAJAPATHI RAJU: Mr. Speaker, Sir, in view of the aesthetical and environmental damage that is being caused, will the Government consider horizontal construction instead of vertical construction and will the Government put a ban on all high rise buildings?

[*Translation*]

SRI DAULAT RAM SARAN: Mr. Speaker Sir, the question relates to by-laws. The suggestion given by the hon. Member can be considered.

[*English*]

SHRIMATI UMA GAJAPATHI RAJU: I do not think that the Minister has understood my question. He has not answered my question. Will he give an answer to my question?

[*Translation*]

SHRI DAULAT RAM SARAN: I have understood your question very well.

[*English*]

SHRIMATI UMA GAJAPATHI RAJU: Mr. Speaker, Sir, we want your protection.

MR. SPEAKER: I have called Mr. Malhotra

[*Translation*]

SHRI DAULAT RAM SARAN: Mr. Speaker, Sir, I have understood the question of the hon. Member. She has given suggestion in regard to the small houses, but the experts have different views on this matter. Some favour construction of multi-storeyed houses and some oppose it. This question is not related to the original question.

PROF VIJAY KUMAR MALHOTRA: Mr. Speaker, Sir, the hon. Minister has stated that he has directed The Delhi Administration to amend the bye-laws. Has the Central Government given any specific recommendations? Which are the building bye laws the Centre wants to get amended? Is it a fact that as per the existing building bye-laws, only 60 per cent of the area can be covered and the corporation and Government have proposed that the said limit should be raised to 75 per cent since there is shortage of housing in Delhi and people resort to unauthorised construction which is regularised later on. Likewise recommendations have been made for increasing the F.A.R. The Central Government on the pattern of foreign countries is framing some rules regarding FRA consistent with the Master Plan which will hinder housing activities in Delhi. Keeping this in view what amendment the hon. Minister proposes to bring forth in the building bye-laws so that more space can be covered and more houses could be constructed. What specific amendments the Delhi Administration has been asked to make in the Building Bye-laws?

SHRI DAULAT RAM SARAN: The Central Government has not given any directive for directive for amending the bye-laws of Delhi...

PROF. VIJAY KUMAR MALHOTRA: In reply to the question "whether the Government have asked the Delhi Administration.....", the hon. Minister has stated 'Yes, Sir' and now he says that he has not said so.

SHRI DAULAT RAM SARAN: You go through the question and its reply. The question is whether the Government have asked Delhi Administration to review its decision to amend the building bye-laws in the capital.....

PROF. VIJAY KUMAR MALHOTRA: In reply to this question he has said 'Yes, Sir'. When he has already stated 'Yes Sir' now how can he say 'No, Sir'.

SHRI DAULAT RAM SARAN: Kindly listen to me. As already stated by me, the Delhi Municipal Corporation Act, 1957, Municipality Act, 1911 and Delhi Development Act, 1957 are applicable to Delhi Municipal Corporation Area, New Delhi Municipal Committee Area and the areas covered under Delhi Development Act respectively. Certain bye-laws were framed under these Acts. In order to coordinate these Acts in 1983 the Municipal Corporation circulated amendments and invited objection and thereafter a final notification was issued in the amended form. But this notification was not agreed to by all, there were some objections to it. Because of these objections the Institutions developed some mutual differences, and in view of these differences the Home Minister asked them to frame unified rules. When the attention of our Ministry was drawn to this matter we also opined that a unified set of rules should be framed after duly coordinating and amending the existing rules.

PROF. VIJAY KUMAR MALHOTRA: Why the hon. Minister is not telling us about the decisions which he wants to get reviewed. On public demand the Delhi Corporation amended its building bye-laws.

Millions of people have been benefited by it and lakhs of unauthorised houses are being regularised. But a few people with vested interest approached the Government and made the Government issue this directive. Why does not he tell us which building bye-laws he wants to get amended or reviewed. Two institutions approached the Government and the Government issued the directive to Corporation to review its decision. Millions of people in Delhi will be benefited by this. It is being proposed that limit of coverage of 60 percent area should be raised to 66 and 75 percent and you are telling them not to raise this limit. What has Delhi Administration got to do with it, which bye-laws are being framed by Delhi Administration...*(Interruptions)*

SHRI DAULAT RAM SARAN: The hon. Member seems to be quite annoyed. As per the bye-laws announced by Delhi Municipal Corporation and Delhi Administration 20 per cent area subject to ceiling of 450 sq. feet with a margin of maximum 2 feet set back is permitted to be covered. But the problem was...*(Interruptions)* At least listen to me, you are unnecessarily getting annoyed.

PROF. VIJAY KUMAR MALHOTRA: One million unauthorised houses will be regularised and you are deliberately putting obstacles. You are not aware of the factual position. This is a matter of regularisation of 10 lakh houses. Nobody can demolish these houses. Not even he can get them demolished.....*(Interruptions)* They don't consult anybody.....*(Interruptions)*

SHRI DAULAT RAM SARAN: Coercive methods neither help in enactment of any law or getting the law amended.....*(Interruptions)*

MR. SPEAKER: Kalka Das ji please sit down... *(Interruptions)*

SHRI DAULAT RAM SARAN: Public interest and public welfare is the sole objective while framing a law and..... *(Interruptions)*

PROF. VJAYKUMAR MALHOTRA: Mr. Speaker, Sir, will they demolish these 10,000 houses?.....(*Interruptions*) The matter should be reviewed and the directive should be withdrawn.....(*Interruptions*)

MR. SPEAKER: All right.

(*Interruptions*)

[*English*]

Raids on Hoarders and Black Marketeers

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*64 SHRI HARISH RAWAT:
SHRI PARASRAM BHAR-
DWAJ:

Will the Minister of FOOD AND CIVIL SUPPLIES be pleased to state:

(a) whether inspite of the fact that there is sufficient stock of essential commodities with the Government, not only the prices have shot up considerably but the stocks have also disappeared from the market;

(b) whether these essential commodities are being sold at exorbitant prices;

(c) if so, the corrective action taken in the matter;

(d) whether the Government's enforcement agencies have carried out raids recently against hoarders and blackmarketers to unearth the essential commodities;

(e) if so, the details of raids conducted in different States and in Delhi;

(f) the action taken against those found guilty; and

(g) the success achieved in bringing down the prices of essential commodities?

THE MINISTER OF FOOD AND CIVIL SUPPLIES (RAO BIRENDER SINGH): (a)

to (g). A statement is laid on the Table of the House.

STATEMENT

There was some increase in prices of essential commodities after the outbreak of Gulf War. To a large extent panic buying by consumers contributed to the price rise and there arose a certain degree of artificial scarcity of essential commodities in the market. The Central Government as well as the State Governments swung into action to reassure the people that there were adequate stocks of all essential commodities available and, therefore, there should be no apprehension of their non-availability in future and that panic buying in excess of the normal requirements should not be resorted to. This had a salutary effect and after a while, general consuming people stopped purchases in excess of their normal requirements. Further State administrations were requested to launch intensive campaign for dehoarding operations and enforcement of stock control orders. These steps resulted in the prices of essential commodities stabilising at slightly lower levels in spite of the War continuing and the stocks appearing in the market.

2. In addition to allocation of normal quantities of rationed items in the Public Distribution System, FCI was permitted to release 1.5 million tonnes of wheat at lower than the market prices into the open market.

3. In respect of edible oils, Government continued to import the same and make the stocks available to PDS, besides NDDDB and HVOC launched their consumer packs in edible oil and vanaspati in convenient consumer packs under brand names "Dhara", "Shankh" and "Champion", which resulted in prices of private brands also softening.

4. A statement about the number of raids conducted during the period 1.1.1991 to 22.2.1991 as reported by the State Governments/UTs is given in the attached Annexure.