

Mr. Speaker: The question is:

"That the following amendment made by Rajya Sabha in the Faridabad Development Corporation Bill, 1956, be taken into consideration.

"That at page 7, after line 36, the following new clause 31A be inserted:

'New Clause 31A

'31A. Removal of disqualification for membership of Parliament.—It is hereby declared that the office of the member of the Corporation shall not disqualify its holder for being chosen as, or for being, a member of either House of Parliament'."

The motion was adopted.

Shri Anil K. Chanda: Sir, I beg to move:

"That the amendment made by Rajya Sabha in the Bill be agreed to."

Mr. Speaker: The question is:

"That the amendment made by Rajya Sabha in the Bill be agreed to."

The motion was adopted.

Mr. Speaker: So the amendment is agreed to.

DELHI (CONTROL OF BUILDING OPERATIONS) CONTINUANCE BILL

The Minister of Home Affairs

(**Pandit G. B. Pant**): Sir, I beg to move:*

"That the Bill to continue the Delhi (Control of Building Operations) Act, 1955, for a further period, as passed by Rajya Sabha, be taken into consideration."

This motion is essentially of a formal character. There is nothing controversial about it, and I hope it will be adopted without any discussion.

A Bill was passed last year just about this time for controlling the constructional activities in Delhi and also for regulating them. That Bill was to be replaced by a permanent Act. It was then enacted only for one year. Its life is almost coming to an end. It was adopted, I think, on the 20th of December last year, and on the 1st of January it will cease to have any effect.

The Bill was passed about a year ago in order to prevent the bad laying of plan, haphazard construction of buildings, the growth of colonies of a slum character or of a sub-standard nature. It was enacted with a view to ensure the development and expansion of Delhi according to plan. Subsequently a planning organisation was set up, and that planning organisation has done very useful work. A Master Plan has been prepared for Delhi, and sanction has been given for a number of private colonies. The models have been prepared, and the evil which had been rife for a pretty long time has now been put an end to.

This Bill, which was passed last year, would have been replaced by another Act by this time. But in the meanwhile this House decided that a Corporation should be set up for Delhi. So, this matter has to be held over till the Corporation has taken a final shape. The responsibility of looking after the buildings and maintaining the dignity of this metropolis will primarily fall on the Corporation. Whether a permanent Development Authority will still be necessary, and if so, what should be its specific functions will have to be determined in the light of the scheme of a Corporation, as it is finally accepted. So, it has been necessary to extend the life of the existing Act. I am accordingly proposing that an year's extension may be given, so that it may be kept alive till the 1st of January, 1958. I hope the House will agree. ✓

*Moved with the recommendation of the President.

Mr. Speaker: Motion moved:

"That the Bill to continue the Delhi (Control of Building Operations) Act, 1955 for a further period, as passed by Rajya Sabha, be taken into consideration."

Shri Radha Raman (Delhi City):
Sir, I fully support the Delhi (Control of Building Operations) Continuance Bill and that it should be extended to another year, as proposed by our hon. Home Minister. I have been watching that there has been haphazard growth of our cities, Old Delhi and New Delhi, and these areas are fastly developing into slums. People especially in the outskirts of those areas are living in inhuman conditions and if they are allowed to live in that condition, it would be really unfair for them as well as for the Government which administers. I, however, feel that there should be some caution with regard to the exercise of powers in respect of the control of building operations in the cities of Old Delhi and New Delhi. I have seen that immediately after this Act came into force, there was complete stoppage of the construction work that was going on in the city. As you know Delhi is fastly expanding and thousands of new buildings are coming into existence. There are colonies—some are private and some are co-operative societies-owned—and it is absolutely necessary that in order to allow the expansion of the increasing population to have living space or to have good houses, that there should be sufficient scope both for private as well as Governmental activities, so that the acuteness and shortage of houses is met. I only want that the hon. Home Minister may take into consideration the fact that this control of building operations should not in any way affect the natural growth of the town and should not obstruct the natural construction work that is required for the increasing population of the cities of Old Delhi and New Delhi.

I have received a number of complaints from parties; they are individual parties as well as colonization

parties. I do not favour them and I do not think that so far as the private agencies are concerned, they should be allowed to make a profit and a mass wealth by selling lands at very high rates; they purchase them at cheap rates and sell them at high rates and they allow the construction in a haphazard manner. I am in perfect agreement with the hon. Home Minister when he said that there should be a control of building operations, but at the same time, I am very much afraid that in case this control is restricted or rather there are obstructions or there is a delay in passing the plans which are required to be passed, in order to construct new buildings, there will be a lot of difficulty for the population which is already suffering on account of an acute shortage of built houses. I would therefore lay emphasis on this point that in implementing the provisions of this Bill, due care should be taken that the natural growth of the townships and also of the Cities of Old Delhi and New Delhi and such other areas as can be utilised for other private construction or even Governmental constructions is allowed and there is quick and expeditious passing of plans. I also wish to say that there should be a rather expeditious finalization of the master plan, as over and over again, it has been mentioned that there is a master plan for Delhi. I understand that an interim plan is already prepared, but the final plan is yet to be prepared and it has to come before this House. I only want that even the interim plan or the master plan should be expedited and there should be quickness generally in order to finalize them, because much of the construction work is already over or is unduly delayed to the disadvantage of the increasing population of Delhi. With these words, I just commend that this Bill should be adopted and the date should be extended to another year, as proposed by the hon. Home Minister.

Pandit Thakur Das Bhargava (Gurgaon): Sir, in regard to this Bill, last

[Pandit Thakur Das Bhargava]

time when it was introduced and passed in this House, it was said that the whole work will be accelerated and there will be no delays. Fears were expressed in this House that so far as the stopping of the building operations was concerned, it will create some difficulties and at the same time put some obstacles in the progress of building construction. At that time, it was explained that it was only an interim thing and much time will not be lost and so far as future buildings were concerned there was a provision for giving permission to build also. Now, I find that the only hitch is that the Corporation is coming into existence and it will be entrusted with this work, and we do not know what form this building operations Committee will take. This question of buildings in Delhi is a matter which has been pending for a long time in this House. Efforts were made previously and private persons did not come forward to build houses because of the Rent Control Act and at that time, also when we debated that question it was suggested in this House as in all other countries, also in India and especially in Delhi, there should be house building corporations which may be given full opportunity and impetus to help house building activities. Now, I find that every house owner and all persons who are interested in building houses feel this difficulty because the whole of the building operations are stopped. Permission is not given to build houses. It may be, after all, good to build the houses. Plans are being prepared for slum clearance and steps are being taken. If all this is done, the housing problem may be solved to a certain extent in a manner which we all like. Today, we have got the Slum Clearance Bill and another Bill. From the provisions of these Bills, I find that there will be no acceleration of these activities. On the contrary, all the provisions contained in these Bills have a tendency to check the future building programme of the people of Delhi. They say that there is a master plan

which is not yet ready. It is said that there is an interim plan. We have heard of that plan and seen something about it in the papers. There is no doubt that it is a very ambitious plan. I do not know whether it will succeed. When the Birla Committee was appointed, three Members of the Committee went into the question of the housing problem in Delhi and they had something to say about the Improvement Trust also. The Improvement Trust was charged with the building programme of Delhi. We know what they did, and the expressions used in relation to the work of the Improvement Trust which are contained in the Birla Committee's report. Any Member who takes pains to study the Birla Committee's report must come to the conclusion that the Improvement Trust was badly condemned. After all these years, we have not seen any improvement in the building activities in Delhi. Now that this matter is being taken up seriously by the Government and the responsibility has been placed on one authority for looking after this programme, we may expect that some improvement will come about.

When I consider the magnitude of the problem set out in the Birla Committee report, I find that Rs. 85 crores was then reported to be required. For slum clearance work, I think now at least Rs. 150 crores will be required. I shudder to think how this entire problem will be solved. I have an apprehension that the entire problem will take a very long time to be solved, and at the same time, will not be solved unless the Government take the co-operation of the public of Delhi, at least of the house owners of Delhi. Unless there is the co-operation of the house owners, unless the Government and the house owners try together to see that houses are built, I do not see any hope in the near future for these poor people, who are living in the slums, getting

better healthy houses. I have often been wondering how these slums will be cleared. When we come to the next Bill, we shall consider the question. So far as this Bill is concerned, though nothing will be lost by prolonging the time, I would request the Member in Charge to kindly see that permissions and relaxations might be given more easily and people may be enabled to build houses in cases where there is no harm in building them. Because, today, there is entire stoppage of building operations. Even in places where the Government itself or the Improvement Trust had ordered the building of houses, the people are not able to build houses. I would therefore request the Government, if it agrees, to give an assurance that it will see that so far as proper houses are concerned, there will be no objection to progressing with the building. This control on building operations should not result in the total stoppage of building operations. I would suggest that a small sub-committee can be appointed to go into the question of giving permission and allowing relaxation in the building of houses so that the housing situation may ease. After all, when a person begins to slim, if he does not slim under proper conditions, he dies. This control tantamounts to stoppage of all operations. All along, building operations may be allowed to continue in cases where there is no practical obstacle. To stop all building operations will not be right. Now that the date is going to be extended to 1st January, 1958, I would request that efforts may be made to have the other organisation as soon as the Corporation Bill is passed. I expect that after that, the Delhi (Control of Building Operations) Bill will be replaced by another Bill which will give us an organisation which will take up the building operations in Delhi. I only want that the matter may not be delayed. What is more necessary is, as long as this Bill continues, steps may be taken to see that in cases where permissions and relaxations may be given, they may be given easily.

श्री नरम प्रभाकर (बाह्य दिल्ली, रक्षित, अनुसूचित जातियाँ). अध्यक्ष महोदय, यह एक साधारण बिल है। इसमें केवल भवधि बढ़ाने की बात है। दिल्ली के अन्दर जो अन्धधुन्ध मकानों का निर्माण हो रहा है उसी को रोकने के लिए गतवर्ष यह बिल लाया गया था। उस वक्त भी यह प्रार्थना की गयी थी कि एक वर्ष की भवधि बहुत कम है, लेकिन उस वक्त इस बात पर ध्यान नहीं दिया गया। यह हर्ष का विषय है कि इसकी भवधि एक वर्ष के लिए और बढ़ायी जा रही है। इस एक वर्ष की भवधि में मैंने दिल्ली डेवलपमेंट प्रावीजनल आथारिटी का सदस्य होने के नाते जो देखा और सुना है वह मैं आपके सामने रखना चाहता हूँ। इस बिल में आथारिटी को केवल यह अधिकार दिया गया है कि कोलोनाइजर्स अपनी जमीन के जो ले आउट भेजते हैं उनको पास कर सके। जब आथारिटी उन ले आउट्स को पास कर देती है तो कोलोनाइजर्स प्लाट बेचना शुरू कर देते हैं। लेकिन आथारिटी को यह अधिकार नहीं है कि वह कोलोनाइजर्स को उस जमीन का सुधार या विकास के लिए कुछ कह सके। कोलोनाइजर्स एक एप्रीमेंट पर साइन करवा लेते हैं और उसके बाद प्लाट बेचने शुरू कर देते हैं। वे प्लाट बेच दिये जाते हैं और उनका रुपया ले लिया जाता है। उसके बाद प्लाट होल्डर्स उस कोलोनाइजर के पीछे-पीछे घूमते हैं और यदि वे दिल्ली डेवलपमेंट प्रावीजनल आथारिटी के पास जाते हैं तो वहाँ उनसे कहा जाता है कानून है आथारिटी को देखल देने का कोई प्रावीजन नहीं है और इस तरह से उनकी वहाँ पर मुनवाई नहीं होती। अब यह उस कोलोनाइजर की मर्जी पर है कि वह उस जमीन का विकास चार साल में करे या पांच साल में तो यह एक देखने की बात है और यह एक गम्भीर बात है।

12-46 hrs.

[SHERIMATI RENU CHARAVARTY in the
Chair.]

वह गरीब आदमी जिनको शहर के अन्दर मकान नसीब नहीं होता जिस

[श्री नवल प्रभाकर]

तिस तरह कुछ पैसा जोड़कर बाहर कोलोनाइजर्स से प्लाट खरीद लेते हैं। जब ये लोग प्लाट खरीदते हैं तो इनके मन में अपने मकान का एक स्वप्न होता है और वे सोचते हैं कि उनका मकान बनेगा। लेकिन जब वे मकान बनाने की स्टेज पर आते हैं तो उनको अपनेको कठिनाइयों का सामना करना पड़ता है। जैसे ही ये लोग प्लाट खरीदते हैं इनको उसकी कीमत का २५ प्रतिशत दे देना पड़ता है। उसके बाद कुछ किस्तों के अनुसार देना पड़ता है। अब आप देखें कि वह कोलोनाइजर आठ या चार आने गज के हिसाब से जमीन खरीदता है और अपने ले आउट में दिल्ली डेवलपमेंट आथॉरिटी के आदेश के अनुसार सड़कों और नालियों, पाकों और स्कूलों आदि के लिए जगह छोड़ देता है और उसीके अनुसार नक्शे पर लाइन बना दी जाती है। उसके बाद आथॉरिटी उस ले आउट को पास कर देती है। आथॉरिटी के अधिकार में और कोई बात नहीं है। जो अधिनियम में अधिकार उनको दिये गये हैं उनसे वे बाहर नहीं जा सकते। जैसे ही उस कोलोनाइजर का ले आउट पास हो जाता है वह दूसरे ही दिन से १५ और १६ रुपये गज के हिसाब से प्लाट बेचना शुरू कर देता है। अब आप देखिये कि उसने आठ आना गज जमीन ली और अगर उसमें से आधी भी सड़कों आदि के लिए छोड़ दी तो बाकी जमीन उसे एक रुपये गज पड़ी। वह उसको १५ या १७ रुपये गज बेचता है और २५ प्रतिशत कीमत फौरन ले लेता है यानी साढ़े तीन या चार रुपये गज के हिसाब से कीमत फौरन ले लेता है। उसके बाद बाकी कीमत किस्तों में दी जाती है। वह एक दो किस्तें भी वसूल कर लेता है। अगर उसके बाद वह उस जमीन का विकास न करे और उसे छोड़ जाये तो आथॉरिटी के पास कोई अधिकार नहीं है कि उससे उस जमीन का विकास करवा सके। प्लाट होल्डर बेचारे गरीब होते हैं। उनके पास इतना रुपया नहीं होता कि जो वह कोलोनाइजर के ऊपर मुकदमा चला

सके। कोलोनाइजर लाखों का आदमी होता है। अगर उसके ऊपर मुकदमा भी चलाया जाये तो कहां तक चलाया जाये। इसलिए मेरी प्रार्थना है कि सरकार प्लाट होल्डर्स को कठिनाई को भी ध्यान में रखे और इस कानून में कुछ ऐसा सुधार किया जाये कि आथॉरिटी को यह अधिकार हो कि वह कोलोनाइजर्स से उस जमीन का विकास करवा सके, या उनसे पैसा लेकर खुद विकास कर सके। इसमें ऐसा प्रावोजन किया जाये कि अगर एक खास समय में जमीन का विकास न किया जाये तो आथॉरिटी कोलोनाइजर से पैसा लेकर उस जमीन का विकास कर दे।

दूसरा मेरा यह सुझाव है कि मकानों के नक्शे जल्दी पास किये जायें। मैंने पहले भी सुझाव दिया था कि सरकार को माडल मकानों के नक्शे तैयार कराने चाहिएं। मैंने आथॉरिटी की कमेटी में भी यह सुझाव रखा था और कहा था कि इस पर ध्यान दिया जाये। उस समय जो डी० डी० पी० ए० के आक्टिवेट थे उन्होंने कहा था कि सुझाव अच्छा है। लेकिन उसको आज तक कार्यान्वित नहीं किया गया है। उन्होंने कहा कि अलग-अलग कोलोनीज हैं और उनमें अलग-अलग तरह के प्लाट्स हैं। इस सम्बन्ध में मैं यह कहना चाहता हूँ कि मान लीजिए एक कालोनी में १५० गज का एक प्लाट है और वह एक तरह की लम्बाई और चौड़ाई का है और दूसरी कालोनी में किसी दूसरी तरह का एक प्लाट है। उन सबको देखते हुए कोलोनाइजर्स को कहा जाय कि इन-इन आधारों पर एक स्टैंडर्ड प्लान बना दिया जाय और उसकी बहुत सी कॉपियां निकाल दी जायें। एक बार मुझे बताया गया कि सी वर्ग गज के प्लाट का एक स्टैंडर्ड प्लान बनाया गया है, जो कि चार आने में बेचा जायगा। इस पर मुझे बहुत खुशी हुई, लेकिन आज तक मैं उसको देख नहीं सका हूँ और न ही उसको कार्यान्वित किया गया है। अतः माननीय मंत्री जी से मेरी प्रार्थना है कि हम प्लाट-होल्डर्स की इस तरह

की सुविधाओं का ध्यान रखें और विकास अथॉरिटी को इस तरह के आदेश दिए जायें कि जो मकान बनाने वाले हैं, उनको इस प्रकार की सहायता दी जाय।

इसके बाद मैं देहात के सम्बन्ध में कुछ कहना चाहता हूँ, क्योंकि विकास अथॉरिटी का अधिकार देहात पर भी है। देहात के लोग दुखी हैं। पिछली बरसात में वहाँ पर मकान अन्धधुंध गिर गए, लेकिन अगर कोई दीवार भी खड़ी करना चाहता है, तो उसको नोटिस चला जाता है। मेरा निवेदन यह है कि देहाती लोग बहुत जानकारी नहीं रखते हैं। नोटिस मिलने पर वे आते हैं और उन्हें बड़ी परेशानी का सामना करना पड़ता है। बहुत से देहातियों ने नए मकान बनवाने के लिए नक्शे दिए हैं, लेकिन उनके सामने बड़ी दिक्कतें आती हैं। उनको कहा जाता है कि जानूँ तो से पूछा जायगा और यह देखा जायगा कि वह लाल डोरे-रेड लाइन-में है या नहीं। जब से यह अथॉरिटी बनी है, देहात में एक भी मकान नहीं बन सका है। आप उनके सामने कोई भी शर्त रखिए, वे उन सबको मानने के लिए तैयार हैं। आप उनको कहिए कि गली जीस फीट की रखी जाय, वे चालीस फीट की रख देंगे। लेकिन उनको मकान बनाने की इजाजत होनी चाहिए। उनके पशुओं को बांधने के लिए कोई जगह नहीं है। मेरी प्रार्थना है कि देहात वालों की सुख-सुविधा का ख्याल रखा जाय। इस सम्बन्ध में एक केस मुझे मालूम है। १९४७ में एक हरिजन ने अपने घर के आगे डेढ़ फीट ऊँची चारदीवारी बना ली थी। उसको नोटिस दे दिया गया। वह नोटिस लेकर मेरे पास आया। मैंने अथॉरिटी वालों से कहा कि यह बात गलत है और डेढ़ दो फीट की चारदीवारी बनाने पर कोई प्रतिबन्ध नहीं है। इस पर उन्होंने वह केस विद्वान् कर लिया, लेकिन दूसरे दिन उसके बड़े भाई के नाम नोटिस दे दिया गया। वह व्यक्ति फिर दौड़ा आया। इसके बाद तीसरे

दिन उसकी माँ के नाम नोटिस जारी कर दिया गया। देहात वालों को इस प्रकार की बहुत सी दिक्कतों का सामना करना पड़ता है। मैं चाहता हूँ कि इस सम्बन्ध में देहात वालों का खास ध्यान रखा जाए। वे बहुत पढ़े-लिखे लोग नहीं होते हैं और हमारे शहर की जो बातें हैं, कानून की जो बातें हैं, उनको वे बहुत ज्यादा नहीं समझते हैं। मैं समझता हूँ कि देहात के लिए कानून कुछ सरल होना चाहिए। उनको बता देना चाहिए कि इन इन आधारों पर आप मकान बना सकते हैं।

अन्त में मैं यह कहना चाहता हूँ कि स्लमज की जिम्मेदारी दिल्ली में जहाँ इम्प्रूवमेंट ट्रस्ट पर थी, वहाँ अथॉरिटी के कुछ नीचे के स्टाफ पर भी आती है। इस सम्बन्ध में किया क्या जाता है? अगर कोई धादमी मकान बना लेता है और नीचे के स्टाफ के आदमी वहाँ पर जाते हैं, तो वह उनको दो, चार पात्र रूप दे देता है। तब वे कहते हैं कि बना लो, कोई हर्ज नहीं है, आखिर देखने वाले तो हम ही हैं। वह बेचारा कुछ समझता नहीं है और दो महीने के बाद नोटिस आ जायगा, इस बात का ख्याल नहीं करता है और मकान बना लेता है। इम्प्रूवमेंट ट्रस्ट के जमाने में भी इसी तरह मकान बने हैं—उनकी देख-रेख में, निगरानी में ये सब मकान बने हैं। दिल्ली में जितनी भी गन्दी बस्तियाँ आबाद हुई हैं, उन सबमें इम्प्रूवमेंट के छोटे-छोटे अधिकारियों—जम्मादारों और इन्स्पेक्टरों बगैरह—का दोष है, जिनकी इयटी तो यह है कि गलत तोर पर मकान बनने वाले को रोकें, लेकिन वे मकान बनाने के वक्त तो रोकते नहीं हैं, लेकिन बाद में नोटिस लेकर चले जाते हैं और वह बेचारा घबरा जाता है।

ये कुछ तथ्य हैं, जो कि मैंने आपके सामने रखे हैं। मैं उम्मीद करता हूँ कि माननीय मंत्री जी इन पर ध्यान देंगे और इस तरह से लोगों की सुख-सुविधा का ध्यान रखेंगे।

श्रीमती कमलेश्वरिणी झाह (जिला गढवाल-पश्चिम व जिला टिहरी गढवाल व जिला बिजनौर-उत्तर) : श्रीमती सभापति महोदया बाबू जो भवन निर्माण का प्रश्न हमारे सामने है, उसके सन्बन्ध में मंत्री महोदय से कुछ नम्र निवेदन करना चाहती हूँ।

सब से पहले तो मैं यह कहना चाहती हूँ कि जहाँ भवन निर्माण के लिए स्थान चुना जाता है, वहाँ सबसे पहले अगर पानी का प्रबन्ध किया जाय, तो बहुत उत्तम होगा। इससे यह सहूलियत होगी कि निर्माण में भी बाधा नहीं पड़ेगी और घर बन जाने पर पानी मिल सकेगा। आज कठिनाई यह है कि जहाँ घर बन रहे हैं, वहाँ पानी नहीं पहुँच रहा है। कई जगह मकान बने तीन-तीन, चार-चार वर्ष हो गए हैं, लेकिन वहाँ पानी नहीं पहुँच रहा है। कहीं कहीं हैंड-पम्प हैं, लेकिन साधारणतया पानी की सुविधा नहीं है। आज दिल्ली के चारों ओर बस्तियाँ बन रही हैं। इसलिए यह भी आवश्यक है कि यमुना नदी से पानी निकालने का प्रबन्ध भी कई स्थानों पर होना चाहिए। अगर सब स्थानों पर पानी की व्यवस्था कर दी जायगी, तो वहाँ पर रहने वाले ठीक तरह से रह पायेंगे, साफ रह पायेंगे और उनको किसी प्रकार की असुविधा नहीं होगी।

दूसरा प्रश्न रोशनी का है। अगर बिजली न हो, तो चोरी का डर होता है और कई प्रकार के नुकसान का डर होता है। इस लिए रोशनी भी सब जगह पहुँचानी चाहिए। हमारे यहाँ इतने बड़े-बड़े बाग्य बन रहे हैं। आशा की जाती है कि उनसे हमारी बिजली की आवश्यकता पूरी हो जायगी। इस समय तो रोशनी की बड़ी दिक्कत है।

हमारे देश में भी सड़कें बड़ी खराब हालत में हैं और नई बस्तियों तक नहीं पहुँचती हैं। मंत्री महोदय से मेरी प्रार्थना है कि जो लै-आउट किया जाता है, उसमें सबसे पहले

पानी आए। जब तक पानी न पहुँचे, तब तक खाली मकान बनाने से कोई फायदा नहीं होगा। ज्यादा से ज्यादा नींव खोदी जा सकती है, लेकिन मकान बनाने के लिए पानी की अत्यन्त आवश्यकता होती है। इसलिए पानी का सबसे पहले प्रबन्ध किया जाय। चाहे छोटी-छोटी कालोनीज के लिए—दो सौ, तीन सौ, अथवा एक हजार घरों के लिए—बिजली के पम्प का प्रबन्ध कर दिया जाय। बिजली की भी बड़ी जरूरत होगी, लेकिन सबसे पहले पानी पहुँचाना अत्यन्त आवश्यक है।

मैं अपने अनुभव के आधार पर यह कह सकती हूँ कि ठेकेदारों को किसी भी निर्माण कार्य को देना बहुत ही बुरी बात है और यह मैं इसलिए कहती हूँ कि ठेकेदार तिमूना दाम लगाते हैं और फिर भी उनके द्वारा बनाए हुए मकान बिल्कुल अच्छे और मजबूत नहीं होते हैं। मैं अपने अनुभव की बात आपके सामने रखना चाहती हूँ। एक मकान बनवाने के सम्बन्ध में मैंने डिस्ट्रिक्ट इंजिनियर से एस्टीमेट बनवाया। यह १६५० की बात है। उसने तेरह हजार रुपए का एस्टीमेट दिया, लेकिन जब मैंने अपनी परमिट सुपरविजन में डेली बेजिज पर मकान बनवाया तो वह पाँच हजार रुपए में बन गया। १६५० में ठेकेदार लोग ७० परसेन्ट लेते थे, लेकिन अब तो वे लोग २०० परसेन्ट तक लेते हैं और उसमें भी वृद्धि हो रही है। इस हालत में किसी निर्माण-कार्य को ठेकेदार को देना कहाँ तक उचित है। श्रीमती जी, आपके द्वारा मंत्री महोदय से मेरा निवेदन है कि वह इस प्रकार की व्यवस्था करे कि गरीब जनता के कमाए हुए धन का सदुपयोग हो सके। मैं जानती हूँ कि उनको हर तरह से इसका विचार है और रहेगा कि हर एक कार्य ठीक तरह से हो, लेकिन बीच में जो गड़बड़ होती है, उसको किस तरह से दूर किया जाय, इसका कोई उपाय करना चाहिए।

जब कोई प्राइवेट आदमी कोई निर्माण का काम करवाते हैं, तो वह बड़ी कम कीमत

में हो जाता है। सरकारी आदमी को विश्वास ही नहीं होता कि इतनी कम कीमत में काम कैसे हो सकता है। मेरा निवेदन यह है कि अगर इसके लिए कोई विशेष निर्माण विभाग भी कायम करना पड़े, तो भी इसमें फायदा रहेगा। यह सम्भव है कि उस निर्माण विभाग में भी कुछ गड़बड़ हो, लेकिन फिर भी आधे से भी ज्यादा बचत होगी। मेरा अनुरोध है कि मेरे इस सुझाव पर विचार किया जाय।

मैं एक निवेदन यह भी करना चाहती हूँ कि हम जो काम करवाना चाहते हैं, उनको करवाने के लिए हमें कितने ही लोगों के पास जाना पड़ता है, और बहुत झील होती है। बिजली का कनेक्शन लेने के लिए किसी के पास जाना पड़ता है, पानी का लेने के लिए किसी दूसरे के पास जाना पड़ता है, नक्शा पास करवाना हो तो तीसरे के पास जाना पड़ता है। अब इन लोगों के हाथों में अगर कुछ दे दिया जाता है तो काम बन जाता है लेकिन अगर कुछ दिया नहीं जाता है तो काम बनने की आशा बहुत ही कम होती है या बहुत देरी से काम बनता है। जब कुछ दिया नहीं जाता है तो पता नहीं वे कागजों और फ़ाइलों को कहाँ डाल देते हैं कि वे मिलते ही नहीं हैं। मैं चाहती हूँ कि इसका इलाज भी मंत्री महोदय करें। हम तो यही कह सकते हैं कि हमें बहुत ही मुश्किल का सामना करना पड़ता है। मैं आपको अपनी ही बात बतलाती हूँ। गौतम नगर में मुझे अपना घर बनवाये आज कोई तीन साल हो गए हैं। मुझे आज तक पानी का कनेक्शन नहीं मिला है, सीवेज कनेक्शन नहीं मिला है, बिजली और सड़क नहीं मिली है और इन सब चीजों के न मिलने का कारण यह है कि मैंने किसी के हाथ पर कुछ नहीं रखा है। आज मैं यह जानती हूँ कि घूस लेना और घूस देना जुर्म है और मैंने किसी को कुछ दिया नहीं है जिसका यह परिणाम है इस तरह से जो लोग कानून के अनुसार कार्य करते हैं, वे तो देखते रह जाते हैं और उनका काम नहीं बनता है लेकिन जो लोग कानून के खिलाफ कार्य करते

हैं उनका काम बन जाता है। तो आपको इन सब बातों पर विचार कर लेना चाहिये और इनको हल करने का कोई न कोई उपाय आप ही निकाल सकते हैं।

13 hrs.

बाकी जहाँ तक रजिस्ट्रार का ताल्लुक है, उनके बारे में जब दूसरा बिल आएगा तो मैं निवेदन करूँगी।

Shri C. K. Nair (Outer Delhi): I rise to support this Bill which seeks to extend the period of the control of building operations in Delhi. I must congratulate Government on their having moved in this direction, for the improvement of Delhi.

After the attainment of freedom, for the last eight or nine years, no activity was noticed in this direction, except perhaps through the Rehabilitation Ministry. It is a happy augury that three Bills relating to this matter have been brought forward almost simultaneously, one for slum clearance, another for the protection of tenants, and the third for the extension of the control over house-building activities. All these are welcome.

But what I fear is that this extension by one year may not be sufficient. Considering the sluggishness of the Ministry, or, if I may say so, of the departments concerned, I do not think that we shall be able to bring out a successful programme of improvement within one year or even after one year. Anyhow, it is welcome; in fact, the shorter the period, the more welcome it will be, because that gives us the hope that the full plan will be before the public very soon.

While supporting this Bill, we are, however, very sore about one thing, and that is that the shortage of housing in Delhi is still very keenly felt, and the house rents are still running very high. Several crores of rupees have been spent through the Rehabilitation Ministry for constructing so many new colonies, and yet the shortage of houses is still there. Therefore, Government should take special care not to check every sort of build-

[Shri C. K. Nair]

ing operation; unless the operation interferes with the future planning, it should be allowed.

In this connection, I want to make a special appeal on behalf of the village people. They are the persons who are most hard hit by these control operations. Suppose they want to put up one or two houses, or ten or fifteen in a village because the population in the villages is also increasing, they cannot do so; in fact, they are not allowed even to build a small wall. Most of them are illiterate; they have to take so much pain to walk all the distance from their villages to the town in order to find out the concerned office; and these offices also are not easily accessible to them. So, I would appeal to Government to have a separate section of the Delhi Development Provisional Authority to deal with these building operations in villages very quickly, so that the villagers are not put to great hardships. I feel also that there is not much difficulty in allowing them to build, because the building operations in the urban areas are not going to be extended immediately to villages at long distances. But, as it is, even people in distant villages are put to great difficulties. I hope Government will take special care to remedy their difficulties. It is not at all difficult; if the authorities concerned sit with the representatives of the villagers like us and discuss the whole matter, then it would be possible for us to evolve in just one or two weeks a very useful and practical plan for the villages. I hope this matter will receive the serious consideration of Government.

As far as possible, building operations should not be discouraged but encouraged, except where it is very essential to put a ban or have special control.

Rajmata Kamalendu Mati Shah referred to the present high cost of building. I completely agree with her. I may be pardoned, if I say that

even the fresh tempo of activities, that is found in the departments concerned is due to the great activity started by the Bharat Sewak Samaj. They have given a new fillip to the idea of slum clearance and the development of the Delhi city. Especially, the improvement of *katras* was undertaken by the Health Ministry on the one side, and by the municipality and the Bharat Sewak Samaj on the other. It will be clearly seen that whereas the other two bodies spent more than Rs. 5,000 or Rs. 7,000 on a building, the Bharat Sewak Samaj could do much better work with Rs. 2,500 only. This is the average cost which the Bharat Sewak Samaj had to incur.

Similarly, you know how the work on the Shahdara bund was entrusted to the Bharat Sewak Samaj. They saved more than Rs. 5 lakhs to Government, because they had undertaken to build it at 25 per cent. less than the estimated cost; actually, they have saved something more for the villagers and labourers, as a result of their activities.

Therefore, it is very necessary, as Rajmata Kamalendu Mati Shah has urged, that we must create some such organisation where there will be the least exploitation, and where the construction work will be carried on more efficiently through conscientious workers, thus resulting in expeditious work at a lower cost. I would make a special request to Government to look into this matter. The Bharat Sewak Samaj is now going to create even a cadre of overseers to undertake such works of improvement, and they must be encouraged and not discouraged.

Perhaps, the House does not know that when the question of entrusting the Shahdara bund was mooted up, the Railway Board immediately protested against it; the Central Public Works Department also opposed the idea. But only the Irrigation Ministry took up the matter and handed

over the work to the Bharat Sewak Samaj, and they did the work so wonderfully well that even in the first test of the biggest flood of this century that huge bund has stood very well. I think that alone is a good proof of how we can really carry on the work at a lesser cost and more quickly and efficiently too. So, I would appeal to Government to look into this suggestion also.

I would like to have some clarification regarding the progress made during the last year, in the matter of construction of houses. I would like to know, compared to the previous year, how many constructions had been stopped and how many had been allowed to be completed, because the department concerned is more interested in stopping the activities. Of course, they may be engaged in the construction activities under the new scheme. But still existing construction activities should not be stopped.

With these words, I support this Bill.

Pandit G. B. Pant: So far as my proposal for the extension of the life of the existing Act just by one year is concerned, the House is in agreement with it.

Certain observations and suggestions have been made. I welcome them. We cannot make any changes in the parent Act now. But I hope that the suggestions that have emanated from hon. Members, who have given thought to this question and who have had personal experience with regard to matters which are, in a way, connected with the object and purpose of this Bill, will receive attention at the hands of the Delhi Development Authority and also of the Ministries concerned.

I may just say that if there is any difficulty in the working of this Authority, then it should be possible for the members, some of whom happen to be here, to give thought to those matters and to set them

right. As hon. Members may be aware, this Authority consists of twelve members, of whom only four can be officials, and eight are non-officials, three being Members of this House and two of the Delhi State legislature as it was, who will continue to be members; then the Chairman of the Municipal Board of Delhi, the President of the New Delhi Municipality, the President of the Delhi Municipality and Chairman of the Delhi Improvement Trust. In any case, it should be possible for this Authority, which has a majority of the representatives of the people, to take all relevant factors into account and to see that the provisions of the Act are carried out in a satisfactory manner.

The *bustees* in the villages are excluded from the scope of this Act, and I do not see that any vexation should be caused to persons living in villages so far as the reconstruction or repairs of the existing houses are concerned. If there has been any misunderstanding in this regard, then that should be removed.

I also agree with the view that there should be some model plans for buildings and also that such methods should be adopted as would result in speed and also in economy. The more public cooperation can be ensured for these purposes, the more will it prove fruitful. I personally welcome that idea.

I do not think that many of the buildings in Delhi proper are affected by this Act, as it applies mostly to open spaces. But it is necessary that the Act should be enforced in a considerate way and no inconvenience should be caused to the people on account of the provisions of this Act, which was placed on the Statute-book in order to ensure their convenience and the expansion and development of Delhi.

I understand that according to the present practice too, some security has to be deposited by the persons

[Pandit G. B. Pant]

whose plans for colonies are approved. So far 23 plans have been approved. I have an impression that something between 3,000 and 4,000 houses have been constructed—I would call them tenements rather—for the poorer section of the community. With regard to those tenements, the Government paid half of the rent so that the occupants may not be put to heavy burden on account of the rents that have to be paid for such tenements.

It is our desire that Delhi should be a model city and that every effort should be made to provide adequate accommodation for the people living in Delhi and those who are coming here everyday. The task, however, is a colossal one and it is likely to take some time.

I am really glad that all these three Bills are before the House today. I have been particularly interested in them, and it has been my desire that these Bills should be enacted during this session so that we may take practical measures to remove the many hardships and difficulties from which the people of Delhi suffer.

Mr. Chairman: The question is:

“That the Bill to continue the Delhi (Control of Building Operations) Act, 1955, for a further period, as passed by Rajya Sabha, be taken into consideration”.

The motion was adopted.

Clauses 2 and 1, the Enacting Formula and the Title were added to the Bill.

Pandit G. B. Pant: I beg to move:

“That the Bill be passed”.

Mr. Chairman: The question is:

“That the Bill be passed”.

The motion was adopted.

SLUM AREAS (IMPROVEMENT AND CLEARANCE) BILL.

Mr. Chairman: The House will now take up the Slum Areas (Improvement and Clearance) Bill and the Delhi Tenants (Temporary Protection) Bill, both together. The Business Advisory Committee has allocated 6 hours for discussion of both the Bills. So I propose that we do not divide up the time just now. Let us start now. As far as amendments go, the Delhi Tenants (Temporary Protection) Bill has a larger number of amendments tabled to it. So I would request the House, considering that we shall have to sit till we finish the work of the House, that Members themselves may put a check as to the time allotment. Let us pass the Slum Areas (Improvement and Clearance) Bill in a shorter time than the other Bill which seems to be more debatable Bill with a larger number of amendments.

Now, we shall take up the first Bill.

Shri U. M. Trivedi (Chittoor): How can these two Bills be taken together?

Mr. Chairman: They will not be taken together. Let me explain.

Pandit Thakur Das Bhargava (Gurgaon): When the time was allotted, this was not within our mind that both would be taken together. They are absolutely two separate Bills. The one has nothing to do with the other.

Mr. Chairman: Let me explain. My intention was that we should not divide up the time—say three hours for the first Bill and three hours for the other Bill. The House will remember that six hours have been allotted for both Bills. We shall take up the Bills separately. But I should like the House to remember that there are a large number of amendments to the second Bill, as it seems to be a more controversial Bill. Considering the fact that we will have to finish the work of the House today, whatever be the time we have to sit up, I would request Members to curtail their speeches to as short a time as possible.