

**PROCEEDINGS OF THE REVIEW MEETING OF GURGAON ZONE HELD UNDER THE CHAIRMANSHIP OF SHRI K.K.JALAN, IAS FINANCIAL COMMISSIONER-CUM-PRINCIPAL SECRETARY, TOWN & COUNTRY PLANNING DEPARTMENT HARYANA ON 19.11.2010 AT 10.30 AM IN HUDA GYMKHANA CLUB SECTOR 29, GURGAON.**

The list of participants is enclosed at Annexure 'A'.

At the outset, the Administrator, HUDA, Gurgaon welcomed the FCTCP and CA HUDA for their valuable guidance, directions and briefed all the participants about the purpose of meeting.

First of all, the FCTCP wanted to know from the officers about their expressions and feelings on the decision taken in the previous review meeting held on 10.10.2010 at Panchkula and expectations of Headquarter conveyed in the meeting and hoped for the implementation of decisions and directions conveyed to them in the meeting.

FCTCP stressed on the Estate Management, proper utilization of acquired land, Redressal of allottees problems, providing better quality of services/developments, maintaining the continuity of development without problems and coordination with all the wings. The FCTCP desired to list down the sector wise and estate wise issues to discuss the same and to sort

out the problems of allottees causing bottleneck in developments. Thereafter, agenda of the meeting was discussed/reviewed.

### **1. Status of Ashiana Schemes**

The Superintending Engineer HUDA Circle No.2, Gurgaon informed that 560 Nos. EWS houses in Sector 47, Gurgaon have been completed and will be handed over to the Estate Officer concerned by 30.11.2010. The FCTCP decided that houses may not be transferred to Estate Officer. Engineering Wing will keep watch and ward of Ashiana built up houses till these are allotted. In case any extension is required for the completion of work/project, the case seeking extension be sent in advance 3 months before the expiry of target date as already provided in the PWD Code also..

Regarding remaining houses at Gurgaon and Rewari it was desired that the work should be completed as per target given by the Engineering Wing.

Estate Officer-2 informed that applications received for allotment of Ashiana flats were examined as per terms and conditions circulated by the HQ and no applicant was found eligible.

FCTCP told to identify 2-3 encroached pockets by each Estate Officer, give publicity to the policy for allotment of Ashiana scheme and start removal of encroachments on first priority from the pockets which are

on the master services, NPR/SPR, Khandsa Nallah and then go to other category and to ensure the implementation of the scheme for which it was launched. Similarly remove encroachment from schools sites, Nursing home sites etc. so that these sites may be put to auction.

FCTCP also desired that the land owners of SPR/NPR are to be given plots under rehabilitation policy as per directions of Hon'ble High Court and to ensure the implementation of policy. FCTCP also desired that Administrator may exercise for the allotment of 560 Ashiana flats under the new oustees policy.

**2. Status of projects/development works having approved estimated cost of more than Rs.1.00 crores.**

Superintending Engineer-I informed that work of up gradation of sewer leg will be completed by 31.3.2011. DNIT for SWD Sector 23 will be sent to ACE HUDA within 7 days and work will be completed upto 31.3.2011. FCTCP expressed displeasure on the delay and ordered that XENs (Sh.Gulati and Sh.Mangu) alongwith Superintending Engineer-I may be charge sheeted under rule-8 for the wrong provision in the original DNIT and for the inordinate delay in the completion of work. not taking any action on the surface. FCTCP further desired to send the PERT CHART.

FCTCP desired to keep the following issues under fortnight review:-

- Master sewer line of Public Health/Sewer line Leg 1 & Leg 2
- 66MGD Treatment plant at Chandhu Budhera
- 2 Nos. S/S tanks at Water Works Basai
- Construction of SPR/NPR
- Bye Pass road Rewari
- Construction of Cremation Ground in Sector 52A, Gurgaon
- Providing & laying of SWD leg No.IV from point E to Badshapur Nallah

FCTCP observed that in the some pockets construction were not found during his visit and earlier it was not brought to his notice, he desired to work out and send details of stays on SPR land to HQ .

Regarding augmentation of master sewerage, ACE told the work will be completed by 15.2.2011 by Public Health Deptt. FCTCP desired that Administrator may inform regarding visit to Chandigarh so that meeting with Engineer-in-Chief, PWD Public Health Deptt. could be arranged. D.O. letter be sent by the Administrator to Engineer-in-Chief, P.H. for the meeting in the matter which will be held with FCTCP shortly. FCTCP also desired that Administrator will send a DO letter to F.C. Health for handing over the Hospital building of Sector 10, Polyclinic building in sector 31 and Dispensary building in Sector 4, Rewari to Health Department and take their

requirement of hospitals/dispensaries in Gurgaon for providing health services in future so that HUDA can plan construction of these sites.

FCTCP desired that ACE HUDA to check the quality of roads specially SPR because vehicle is jumping at a speed of 60 KM whereas vehicle may not jump even at a speed of 80-100 KM as per norms.

FCTCP desired that STP HUDA to coordinate with District Town Planner, Gurgaon and give detail of density of sector within 3-5 days for determining the sewerage norms and give it to Superintending Engineer-I.

Also identify the disputed cases in new MASTER ROAD OF Sector 99 to 115.

FCTCP desired that sector roads 81-91 should be constructed in two phases, one upto earth level dressing to check the alignment of the road because it will not be used for some time and in 2<sup>nd</sup> phase it may be given to good agency/developers for full construction. CA HUDA desired that Estate Officers and Land Acquisition Officer may visit jointly and ensure that land so acquired should be through and there should not be any left out pockets.

FCTCP further desired that major works should be reviewed on fortnightly basis and inspection notes be sent to him through emails. FCTCP desired that inspection notes should be on actual basis as he will also visit

XEN's office, check the inspection note/carry out inspection of records himself.

Chief Controller of Finance, HUDA informed regarding major points of concurrent audit report that there is no control on MBs. FCTCP desired that the proper record MBs be kept otherwise Chief Engineer/ACE/SEs will be charge sheeted for the lapse came into notice because MB is the important documents for the work.

The Chief Controller of Finance, HUDA, Panchkula further pointed out that SDEs are violating the instructions and exercising the financial powers beyond their limits of Rs.2500/-PM. FCTCP viewed it seriously and desired follow the instructions strictly. In case the Engineering Wing want to review the financial powers the proposal be sent to HQ for consideration.

The Chief Controller of Finance, HUDA, Panchkula also pointed out that advance against suppliers are not settled/adjusted against the material received. FCTCP desired that the advances may e adjusted immediately as per norms. Further FCTCP desired that closure of accounts should be done after the two months of completion of the work.

FCTCP desired to recover EDC charges from the released land and from those whose land has not been acquired and services are to be

provided. Estate officers may issue notices, if EDC has been deposited with Municipal Corporation, EOs will get it settled.

### **3. Status of computerization.**

Administrator apprised the FCTCP that we have made 29 sectors on line before the target and complete balance residential sectors by 30.11.2010. FCTCP appreciated the efforts and work done in making the sectors on line. FCTCP asked the Administrator to recommend name of 5 employees for suitable reward to them.

FCTCP desired to have a meeting with GM (IT) once in a fortnight at Administrator level to sort out the errors/problems and GM (IT) be called for the purpose.

The Chief Controller of Finance, HUDA, Panchkula informed that the Accountant/AO will be responsible for the uploading of the receipts in the FAS system.

FCTCP directed Chief Controller of Finance, HUDA, Panchkula to fix EDC charges of Rewari, Narnaul, Dharuhera, Pataudi, Mohindergarh, Gwal Pahari so that the same could be recovered from the developers.

Regarding implementation of FAS in Engg. Wing/XENs office it was informed by the ACE that the work will be completed by 15.12.2010.

FCTCP instructed that this work must be completed by 31.12.2010 otherwise the concerned XEN will be accountable for the laps.

#### **4. Status of acquired land.**

FCTCP desired that separate meeting with Administrators, STPs and DTPs may be fixed by HUDA (HQ) for the acquisition of approximate 5000-6000 Acres land for link bank. The proposal for acquisition of residential sectors on SPR-NPR, Bilaspur-Patuadi Road and Dhankot was also discussed. The Chief Controller of Finance, HUDA, Panchkula will put a file to FCTCP for the same.

FCTCP desired that STP HUDA will send the cases for the acquisition of land for open spaces in Sector 72-72A within two days and for acquisition of land of Sector 75 (Institutional) within 10 days

#### **5. Review of Recoveries.**

Position of recoveries was reviewed. CA HUDA directed Eos to get generate notices under section 17(1)&(2) through computer. Estate Officer Rewari was asked to get issue computerized allotment letters in respect of Sector 18 Rewari. For this purpose the GM (IT) may be contacted. The allotment letters may be issued immediately as these have already been delayed for two months.

The recovery position of EO Rewari was much below the targets i.e. 24%. EO Rewari may issue notices to the defaulters under HUDA Act immediately to achieve the budget target. He was also asked to issue allotment letters for Sector 18 through online process so that the payment can cover some of shortfall in recovery.

Eos were asked to chalk out the auction program of the properties for the year 2010-11.

**6. Status of OC, sanction of Building plans and transfer permissions.**

CA HUDA directed that Eos may monitor the cases closely to eliminate pendency. He also advised Eos to prepare check list and the allottees may be advised to complete the documentation at the time of submission of applications to avoid delay/objections. Eos may devote some time at Single Window Service to watch the behavior of employees towards general public.

Administrator suggested that we may be lenient in internal changes of buildings done during construction, however the building should be within the building line/zoned area, FCTCP asked to send proposal for consideration.

**7. Status of Oustees claims**

Estate Officer Rewari was asked to get the report from the Land Acquisition Officer, Gurgaon/Irrigation Deptt. Narnaul in respect of pending oustees cases by deputing his office Dy.Suptd./dealing Assistant at personal level and get the claims settled on priority within 15 days.

EO-I was asked to fix draw of oustees plots of Pataudi in the 1<sup>st</sup> week of December, 2010.

**8. Status of condonation of delay.**

FCTCP directed that in case of new allotment of plots, the Estate Officers may issue notices after 30 days and contact the allottee on phone/mobiles/emails informing them with the provision of HUDA policy to deposit 15% amount in time.

EO Rewari to follow up with the allottees of Sector 18 Rewari accordingly for deposit of 15% amount timely to avoid any complication. Administrator suggested that some agency can be engaged for persuasion with the allottees for the purpose.

**9. Status/list of resumed property and action taken report residential/commercial/institutional/industrial property.**

Eos were asked to take action as per instructions in the cases of resumed plots. Refund after deducting prescribed amount of the resumed plots be made and possession may be taken back immediately.

Eos were asked to survey within 7 days to identify the vacant plots and complete the resumption proceedings immediately in those cases where in construction has not been made after 15 years from the date of offer of possession as per policy in the matter as the matter has already been delayed.

**10. Status of encroachment on HUDA land.**

CA HUDA desired that Eos may prepare a register and monitor at least after 15 days. Stay cases may be checked and updated. It was again made clear that as decided in the review meeting held on 10.10.2010 at HQ, encroachments on HUDA land must be removed within 30 days from the vacation of stay orders by the courts, if any otherwise responsibility of concerned JE/SDE(S) and EO be fixed.

**Miscellaneous Issues :-**

The Administrator pointed out for taking decision to give relief in case of variation of dimension of plots. As per policy Administrator HUDA can approve demarcation plan of a particular plot if there is a variation of size upto 5% of the plot area. This policy was made with the letter and spirit to ensure that people can make their houses because of major change in

zoning plan. Hence it was suggested that changes up to 5% should not be allowed for any relaxation in time beyond 15 years . However, if there is any major change those allottees may be given this relief. FCTCP asked the H.Q. to examine the issue and put up the matter accordingly.

Action against the allottees using residential premises as Guest Houses. It was decided to initiate action against such allottee for the violation of terms and conditions of allotment.

Policy for allotment of plots in Auto Market, Transport Nagar. The Chief Controller of Finance, HUDA, Panchkula suggested that allotment should be restricted to the people in the field and policy in the matter is already circulated by the HQ. However Eos may send proposal if changes are to be made in the policy.

Planning of new sector be made having Zero discharge, having mini power services, health services to the societies. The ACE, STP(HUDA) may prepare proposal in the matter and send to HQ through Administrator.

Issue of sanitation, collection of door to door garbage, collection of garbage from open area. FCTCP was of the view that authority and responsibility should remain with one Deptt., however we can experiment the proposal to give it to two separate agency for some period. He further

asked to Administrator to discuss the issue with Commissioner, Municipal Corporation, Gurgaon and send proposal immediately.

**Advertisement Policy.**

The matter regarding advertisement contract given by MC Gurgaon was discussed. FCTCP clarified the matter that without consent of HUDA no advertisement contract can be given by MC in the HUDA area, however, if any advertisement contract is given by HUDA, MC can charge tax for the advertisement as per provision in Municipal Act. Administrator HUDA may discuss the issue with Commissioner, MC Gurgaon.

FCTCP directed to prepare planning for parking sites alongwith schools, hospitals to regulate the parking of buses and taxies/vehicles.

HUDA Corporate office building in Sector 29, Gurgaon. FCTCP desired that design should be prepared in house by the Architect Wing of HUDA availing full FAR and get it finalized immediately.

FCTCP asked Chief Controller of Finance, HUDA, Panchkula to out source the accounts work of Estate Office, Rewari. EO Rewari will send proposal in the matter.

Meeting ended with vote of thanks to the Chair.