

Minutes of meeting of the Governing Body of HEWO held on 25.07.2023 under the Chairmanship of Chief Administrator, HSVP-cum-Chairman HEWO through VC in his office room at C-3, HSVP Complex, Sector-6, Panchkula.

Governing Body members present:-

1. Administrator, HSVP, Gurugram
On behalf of Administrator, HSVP, Faridabad
2. Sh. Satish Kumar Singla, HCS
Secretary, HSVP, Panchkula
3. Sh. Sanjiv Chopra
Chief Engineer, HSVP, Panchkula
4. Sh. Bhuvnesh Kumar
Chief Town Planner, HSVP, Panchkula
5. Sh. Yogesh Ranga
Chief Information Technology Officer,
HSVP, Panchkula

The agenda of the meeting was circulated to all the members of the Governing Body before the meeting. Sh. B.B. Gupta, Chief Controller of Finance HSVP-cum-Managing Director, HEWO, Panchkula welcomed the participants and deliberated the agenda.

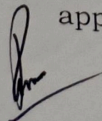
Follow up action on the decisions taken by Governing Body of HEWO in its meeting dated 20.12.2022.

Compliance of minutes of meeting held on 20.12.2022 was made by HEWO and the same was confirmed.

Agenda Item No.1

- i. **CWP No.20485 of 2021 titled as Yashnedra Singh Vs State of Haryana and others. (next date of hearing 31.07.2023)**
- ii. **Draw held on 02.05.2023 for re-allocation of membership**

The matter was discussed in detail and it was emphasised that in all the scheme of HEWO in the past; the basic pay of the employees was the criteria of eligibility as mentioned in the Memorandum of Association and Rules & Regulations of HEWO to ascertain the paying capacity of the members. As per contents of the agenda item No.1 the issue was raised by one of the applicant to implement level of pay instead of basic pay in view of the floatation dated 13.04.2021. As per floatation only 4 applicants out of 7 applicants are eligible on the basis of level of pay.



Contd..2

Keeping in view the Memorandum of Association and Rules & Regulations of HEWO the allocation of Super Deluxe membership in the draw held on 02.05.2023 may be treated as regularised.

Agenda Item No.2

Progress of work of construction of HEWO flats at GH Site, Sec-19 & GH-20, Sec-21D, Faridabad.

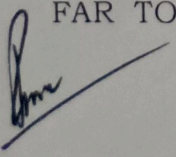
Agenda item No.2 was discussed on 27.06.2023 as the contractor M/s Nanu Ram Goyal attended the meeting with a request to the Governing Body regarding progress of work of construction of HEWO flats at Faridabad and giving further extension to the Contractor M/s Nanu Ram Goyal & Co. Sh. Ashish Goyal, Contractor due to less supply of UPVC door and windows Finista make. He also appraised to the committee that despite depositing advance payment with Finista it could not provide the full supply due to their production constraints. Project Manager, HEWO, Faridabad also appraised to the committee that a meeting was also taken with the Finista representative at his level with other project stake holders wherein Finista has promised to supply all material by 30th September 2023.

After detail deliberations, it was decided to give extension of time period upto 15.09.2023 for which the pending works completion schedule shall be submitted by the contractor for strict compliance. Project Manager will clearly monitor the progress for timely completion. Failing which fine of Rs.10,000/- (Rs. Ten Thousand only) per day shall be levied after 15.09.2023 till completion of work besides penalty as per contractual agreement which is upto 10% of cost of tender document cost.

Agenda Item No.3

Calculation of cost increase on account of additional FAR due to TOD policy availed of site GH Sector-19, GH-20, Sector-21D of HEWO scheme-II Faridabad.

After detail deliberations and keeping in view that TOD policy is applicable only in Sector-19, Faridabad as such it was decided that Additional FAR TOD policy cost for FAR 1.75 to 2.50 may be recovered from 321 flats of



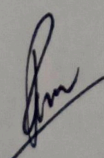
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Sector-19 Faridabad by loading the TOD on the members to whom such flats will be allocated after following due procedure. Accordingly, the total cost of flats of Sector-19, Faridabad will be increased as compare to the cost flats in Sector-21D, Faridabad. Category wise variation in total cost of flats is as under:-

1	2	3	4	5	6	7	8
						(4-2)	(6-2)
Category	Already demanded cost of flat	No. of flats	Sec-19 (with TOD load) Cost of flat	No. of flats	Sec-21 D (without TOD load) Cost of flat	Amount payable by Sector-19 members	Amount payable by Sector-21D members
Super Deluxe	64,42,090/-	65	69,37,045/-		0.00	4,94,955/-	
Deluxe	52,82,964/-	92	56,88,867/-		0.00	4,05,903/-	
Utility	43,18,998/-	87	46,50,836/-	45	43,92,875/-	3,31,838/-	73,877/-
Economy	33,20,980/-	77	35,76,138/-	48	33,77,786/-	2,55,158/-	56,806/-
Total		321		93			

Further in view of the cost differentiation of Utility and Economy flat in Sector-19 & Sector-21D, Faridabad following procedure will be followed to decide the membership in Sector-19 & Sector-21D:-

1. Option will be taken from all the members of Utility and Economy category along with difference amount with consent for consideration of allotment of flat in Sector-19.
2. In case more than 87 applications of Utility and 77 applications of Economy are received then earlier decision of Governing Body shall be implemented for allotment i.e. preference will be considered to minimum defaulter i.e. as one installment, two installment and so on.
3. The remaining extra members shall have to take the flat in sector-21 D only and extra cost shall be refunded immediately after draw of lot.
4. In case consent of less than 87 applications of Utility and 77 applications of Economy are received for Sector-19, Faridabad then the allotment to the member who have opted for Sector-19, Faridabad will be considered after getting full payment and for the remaining members of Utility and Economy, draw will be held for allotment of flat in Sector-19 & 21D, Faridabad. The member who are successful in draw for Sector-19, Faridabad will have to pay the higher cost of the flat (i.e. Rs.3,31,838/- for Utility and Rs.2,55,158/- for Economy). In case he/she does not pay the higher cost then its membership may be cancelled.



Contd..4

Agenda Item No.4

Holding draw of lots of flotation of cancelled membership of Deluxe category flat of HEWO Scheme-II, GH Site-19, Faridabad.

Approved, the draw of lot may be held in respect of one cancelled membership of Deluxe category flat for which 3 applications have been received in view of the decision of Hon'ble State Registrar of Societies, Haryana Chandigarh on 27.01.2023.

Agenda Item No.5

Flotation of cancelled memberships of Economy category flat of HEWO Scheme-II, GH Site-19 & GH-20, Sec-21-D, Faridabad.

It was decided that the applications may be invited for cancelled membership of Economy category in GH Site Sec-19 & GH-20, Sec-21D, Faridabad in view of the decision of Hon'ble State Registrar of Societies, Haryana Chandigarh on 27.01.2023.

Agenda Item No.6

Increase in salary of HEWO (HQ) Panchkula staff due to withdrawal of prescribed DC rates by the Chief Secretary to Govt. Haryana (General Services -II Branch).

This agenda was deferred.

Meeting ended with a vote of thanks to the chair and all the participants.

CITO, HSVP, Panchkula

CTP, HSVP, Panchkula

C.E, HSVP, Panchkula
Panchkula

Secretary, HSVP,

Managing Director
HEWO, Panchkula

Chairman HEWO
Panchkula

**HUDA URBAN ESTATE TOWN & COUNTRY PLANNING
EMPLOYEES WELFARE ORGANISATION (HEWO),
C-3, SECTOR-6, PANCHKULA**

No./HEWO/2023/970

Dated: 29/08/23

To

All the members of HEWO
GH Site Sec-19 & GH-20,
Sec-21D, Faridabad.

Subject:- Regarding increased cost on account of additional items and FAR purchased due to TOD policy of Site GH Sector-19 and GH-20, Sector-21D of HEWO Scheme-II Faridabad.

1. It is intimated that the agenda regarding calculation of cost increased on account of additional FAR (1.75 to 2.50) due to TOD policy availed at Site GH Sector-19, HEWO Scheme-II, Faridabad was placed before the Governing Body, HEWO in its meeting held on 25.07.2023 and it has been decided that:-
 - i. Additional FAR TOD policy cost for FAR 1.75 to 2.50 may be recovered from 321 flats of Sector-19, Faridabad only by loading the TOD on the members to whom such flats will be allocated after following due procedure.
 - ii. The extra cost of additional items utilized in the construction but not included in the DNIT will be charged from total flats on prorata basis as additional cost.
2. Accordingly the total cost of flats of Sector-19, Faridabad will be increased as compare to the cost flats in Sector-21D, Faridabad. Category wise variation in total cost of flats is as under:-

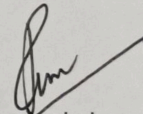
1	2	3	4	5	6	7	8
						(4-2)	(6-2)
Category	Already demanded cost of flat	No. of flats	Sec-19 (with TOD load) Cost of flat	No. of flats	Sec-21 D (without TOD load) Cost of flat	Amount payable by Sector-19 members	Amount payable by Sector-21D members
Super Deluxe	64,42,090/-	65	69,37,045/-		0.00	4,94,955/-	
Deluxe	52,82,964/-	92	56,88,867/-		0.00	4,05,903/-	
Utility	43,18,998/-	87	46,50,836/-	45	43,92,875/-	3,31,838/-	73,877/-
Economy	33,20,980/-	77	35,76,138/-	48	33,77,786/-	2,55,158/-	56,806/-
Total		321		93			

3. Further in view of the cost differentiation of Utility and Economy flat in Sector-19 & Sector-21D, Faridabad following procedure will be followed to decide the membership in Sector-19 & Sector-21D, Faridabad:-
 - i. Option will be taken from all the members of Utility and Economy category along with difference amount with consent for consideration of allotment of flat in Sector-19.
 - ii. In case more than 87 applications of Utility and 77 applications of Economy are received then earlier decision of Governing Body shall be implemented for allotment i.e. preference will be considered to minimum defaulter i.e. as one installment, two installment and so on.
 - iii. The remaining extra members shall have to take the flat in sector-21 D only and extra cost shall be refunded immediately after draw of lot.
 - iv. In case consent of less than 87 applications of Utility and 77 applications of Economy are received for Sector-19, Faridabad then the allotment to the member who have opted for Sector-19, Faridabad will be considered after getting full payment and for the remaining members of Utility and Economy, draw will be held for allotment of flat in Sector-19 & 21D, Faridabad. The member who are successful in draw for Sector-19, Faridabad will have to pay the higher cost of the flat (i.e. Rs.3,31,838/- for Utility and Rs.2,55,158/- for Economy). In case he/she does not pay the higher cost then its membership may be cancelled.
4. Tentative date for draw of flat as per assurance given by the Contractor for completion of Project is 15.10.2023.

5. It is therefore requested that the differential payable amount category wise as detail in para No.2 above may be deposited on or before 25.09.2023 as under:-

Category	Amount payable for Sec-19	Amount payable for Sec-21D
Super Deluxe	4,94,955/-	
Deluxe	4,05,903/-	
Utility	3,31,838/-	73,877/-
Economy	2,55,158/-	56,806/-

6. The Utility and Economy category members who are interested in Sector-19, Faridabad are also required to deposit the amount mentioned above alongwith their option for the same. **The members who will give their option alongwith required additional amount stated above will only be considered for allotment in Sec-19, Faridabad** as per earlier decision of Governing Body of HEWO dated 24.05.2019.


Superintendent
For Managing Director,
HEWO, Panchkula

ASR

To

HUDA URBAN ESTATE TOWN & COUNTRY PLANNING
EMPLOYEES WELFARE ORGANISATION (HEWO)
C-3, SECTOR-6, PANCHKULA

o./HEWO/2023/966

Dated: 25/08/23

1. All Heads of branches of HSVP
2. All Heads of branches of Urban Estate
3. All Heads of branches of Town & Country Planning
(In the Haryana State)

Subject: Floatation of cancelled Economy membership of flats at GH Site Sec-19 & GH-20, Sec-21D, Faridabad.

The construction work of flats was started in March 2019. There are 414 flats for construction as per approved building plans. Now as per decision of Governing Body of HEWO cancelled membership of flat at HEWO Scheme-II, Faridabad are floated among the serving, retired and spouse of deceased employees of HUDA, Urban Estate and Town & Country Planning Department who are eligible to become member of HEWO and were not allotted any flat in HEWO Scheme at Faridabad. The details of cancelled membership of flats and their construction cost are as under:-

Sr.No.	Category	Nos. of flats	Area of flats (in Sqft.)	Tentative Construction cost (In Rs. Lacs)	Land cost	Earnest money to be deposited with application
1.	Economy	5	1153.77	33,20,888/-	88,506/-	1,95,500/-

Specification of flats

These are multistoried flats complete in all respects provided with infrastructure facilities namely 2 Nos. Club Buildings including providing infrastructure facilities namely Plumbing, Internal and External Water Supply, Sewerage, Electrification, Storm Water Drainage, Roads, Parking, Boundary Wall with Gates, Fire Fighting Services, Boundary Wall, RCC jall on duct and External Electrical Services, 100% Power Backup, Parks and Horticulture Works, Roof Top Rain Water Harvesting System, Solar photovoltaic power plant, Gas Pipe Provisions and any Other Service, if necessary for completion within the premises earmarked for above building blocks including 12 no. 16 Passenger Lift & 8 no. 15 Passenger Hospital Elevators with machine room.

The interested employees will have to submit their application on prescribed performa enclosed alongwith Earnest Money of flats, to be reached by 11.09.2023 in the office of M.D.HEWO, C-3, Sector-6, Panchkula, either through registered post or in person. No claim thereafter shall be entertained.

Eligibility conditions

- (a) He/she is a serving/retired HSVP Urban Estate of Town and Country Planning Employee.
- (b) He/she should have minimum regular service of two years at his/her credit in the concerned Deptt. on the date of application
- (c) He/she is a spouse of deceased employee.
- (d) The employees who have served or serving an appointment with HSVP, Urban Estate or Town & Country Planning Department should have minimum six months of service to his/her credit.
- (e) Personnel of HEWO.

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- (f) The application in the prescribed form should be routed through the concerned H.O.O./D.D.O who shall verify the service particulars including the basic pay of employee.
- (g) The documents should be attached with application form.
- (h) Recent photo of passport size duly attested by H.O.O./D.D.O. should be affixed on prescribed space in application form.
- (i) The members shall be eligible to apply only for one category of flat depending upon his/her basic pay in the revised pay scales as per the details given below:-

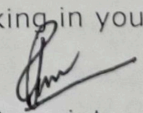
Sr.No.	Category of membership	Basic pay as on date
1.	Economy	18000 - 29200

Other Terms & Conditions:-

1. The application will be submitted, indicating full particulars i.e. name, designation, father's name, permanent address and present office address. (on the performa enclosed alongwith affidavit). The documentary proof in respect of their office may also be enclosed.
2. A draft of Earnest Money of flat in favour of Managing Director HEWO, Panchkula payable at Panchkula/Chandigarh will be enclosed with the application. The application received without Earnest Money shall be straightway rejected.
3. One applicant can apply only for one membership.
4. Balance payable amount of cost of flat shall be deposited within 60 days from the date of intimation of allocation. In case of default his allocation will be cancelled and amount will be refunded after deducting 10% amount of the earnest money as per HEWO policy. Payment schedule in part of Terms & Conditions for compliance.
5. Deposit of Earnest Money will not create any right whatsoever for the allocation of membership. In case numbers of applications are more than numbers of available memberships, the same will be decided through draw of lots.
6. In case of un-successful in the draw, the amount of earnest money will be refunded without any interest.
7. The cost of flat shall increase on account of TOD policy availed by HEWO and Additional items provided for construction. Demand shall be made separately.

This may be brought to the notice of all the employees working in your office and a copy of the notice may be displayed on the notice board.

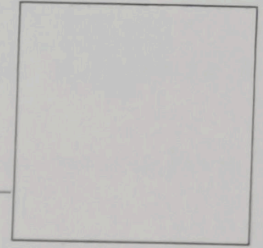
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2. Affidavit


Superintendent
for Managing Director,
HEWO, Panchkula.

APPLICATION FORM FOR HEWO MEMBERSHIP AT HEWO SCHEME-II, FARIDABAD

No.S-II/2023.....

Full Name of applicant (In Block Letters) _____
Father's/Husband's Name (In Block Letters) _____
Date of Birth of the applicant _____
Designation _____
Name of the office where presently working _____
Present Basic Pay _____
Date of entry into service _____
Total regular service in HSVP/U.E & T&CP _____
Parent Department of employee on deputation _____
Period of Deputation in HSVP/UE/T&CP _____
Date of retirement _____
Permanent/Correspondence Address _____
Contact Phone No. _____
Email ID _____
Category of flat applied for _____
(Please mentioned only one type of category)
No., Date & amount of enclosed demand draft _____



Signature of the applicant

Declaration by the applicant

I hereby declare that:-

1. I was not allotted any flat/membership under Scheme-I & II in the Urban Estate, Faridabad at which I am applying for the allotment of flat under HEWO Scheme-II.
2. All the particulars contained in the application are correct to the best of my knowledge and nothing has been concealed. I understand that I will be disqualified from registration of my application OR allotment of flat if the said particulars are found to be incorrect.
3. I will abide by the rules & instructions of HEWO and decisions of Governing Body taken from time to time in this regard.
4. I will also abide by the rules & instructions of the Governing Body of HEWO that may be announced from time to time.

Place:

Countersigned

Signature of the applicant

Date:

D.D.O

I certify that above service particulars, basic pay and deputation period are correct.

Signature of the Head of Office

Note: Any cutting/overwriting in the application form is not allowed and the form with cutting/overwriting will be rejected straightway

AFFIDAVIT

I, _____ aged about _____ years S/o
Sh. _____ Resident of _____ working as
_____ in the Office of _____ do hereby solemnly
affirm and declare as under:-

1. That I have applied enrollment of member in HEWO membership at Faridabad for Economy category.
2. That I have gone through the terms and conditions of the scheme mentioned in the said letter and agree to accept the same.
3. That I am depositing the requisite amount of Rs. _____ vide Demand Draft No. _____ dated _____.
4. That applying for the vacant flats will not give me any right for allotment of flat.
5. That I will abide by Rules and Regulations of HEWO and decision of Governing Body taken from time to time in this regard.
6. That I am not a member of any Group Housing Society including Welfare Housing Organization in the Faridabad Urban Estate nor I had obtained any membership of a Group Housing Society in Urban Estate Faridabad.
7. I do not own any flat in my own name or in the name of my spouse or dependent children in Faridabad Urban Estate or Colony developed by HDA, improvement trust, Municipal Committee,aryana Housing Board or any other colony established by a colonizer and approved/regulated by the State Govt. in the Urban Area/Controlled Area/Municipal Area of the town at any point of time.

Place:
Date:

DEPONENT

VERIFICATION:-

I, _____ verified that the contents of above affidavit are true and correct to my knowledge and nothing has been concealed therein.

DEPONENT