

Through:- e-mail Only

From

The Chief Administrator,  
HUDA, Panchkula.

To

1. The Administrator, HUDA, Rohtak and Hisar.
2. All the Head of Branch, HUDA, HQ, Panchkula.
3. The Secretary-cum-Nodal Officer(C.M) window, HUDA, Panchkula.
4. The Advisor Planning (HMRTC), Panchkula.
5. The Superintending Engineer, HUDA, ROhtak and Hisar.
6. The Estate Officer, Rohtak, Sonipat, Bahadurgarh, Panipat, Hisar, Jind, Sirsa and Bhiwani
7. All the Executive Engineer, Rohtak and Hisar Zone
8. The Land Acquisition Officer, Hisar, & Rohtak.

Memo No.Dy.ESA(HUDA)/A.R.O/2017/213641  
Dated:- 14.11.2017

**Subject:- Proceedings of the Review Meeting of Rohtak and Hisar Zones held at Karnal on 10.11.2017 at 11:00 A.M. under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA.**

Please find enclosed herewith Proceedings of the Review Meeting of Rohtak and Hisar Zones held at Gymkhana Club Sector 8-9 Karnal on 10.11.2017 at 11:00 A.M. under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA for your kind perusal and further taking necessary action please and also send the Action Taken Report with in 7 days.

Assistant Research Officer,  
for Chief Administrator, HUDA,  
Panchkula

**Proceedings of the Review Meeting of Rohtak and Hisar Zones held at Karnal on 10.11.2017 at 11:00 A.M. under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA.**

The list of officers participated in the meeting is enclosed as Annexure 'A'.

At the outset, Chairman welcomed all the officers. All the agenda items were discussed in detail and item wise deliberations/directions are as under:

**Agenda item No. 1: - Review the status of court cases where speaking orders are to be passed in compliance with directions of different courts.**

The Chairman instructed that the following three main issues relating to court cases needs to be constantly monitored.

- i. Filling of replies in time.
- ii. Where directions have been passed by the Hon'ble Courts but compliance not being done.
- iii. COCP cases.

DA HUDA explained about the individual cases as per the agenda.

**Hisar Zone**

- i) Administrator, Hisar informed that speaking orders have been passed in the cases where compliance was to be done at the zonal level. Further, in the cases relating to release of land (Sr. No.22, 23, 24, 25, 26 of agenda) necessary orders were to be passed by the Director Urban Estate.
- ii) Regarding case No.24887/2014 (Sr. No.35): - DA HUDA was directed to check the status for which hearing has already been done on 07.12.2016 by the then ACSTCP.

**Rohtak Zone**

- i) CWP No.11175/2017: - EO Panipat informed that the petitioner has been requested to attend the office. Necessary orders will be passed after the hearing is attended by the petitioner.
- ii) CWP No.19006/2017, 16538/2017 & 19972/2017: - EO Panipat informed that speaking orders have already been passed on 08/09.11.2017.
- iii) CM-4733/2015: - Administrator Rohtak informed that orders in the case will be passed shortly.
- iv) CWP No.22395/2017: - DA HUDA informed that the petitioner had submitted representation to PSTCP and matter was being pursued.

**(Action to be Taken by:- Administrators/ District Attorney(HQ) /Estate Officers/LAOs)**

**Agenda Item No.2: - Review the status of COCPs**

DA HUDA explained about the individual cases as per the agenda.

**Hisar Zone**

Administrator, Hisar informed that for the 3 LAC cases, the reply has already been sent to AG and the same was yet to be filed. The matter was being pursued.

- i) COCP No.1377/2016 & 2650/2016: - DA HUDA was directed to check the status of both the cases.

**Rohtak Zone**

- i) COCP No.2486/2017: - EO Sonapat informed that the status was not known to his office. Chairman directed DA HUDA to check the status of case.
- ii) COCP No.1112/2017: - The LAO Rohtak informed that the decision in the matter was to be taken by the Govt. as the award has already been announced. Chairman directed DA HUDA to check the status of case.
- iii) COCP No.2974/2016, 1299/2017 & 2578/2017: - EO Panipat informed that reply has already been submitted to HQ. Chairman directed DA HUDA to check the status of all such cases where reply has already been received from Zonal offices.

The chairman further directed DA HUDA to compile the list of Advocates received from Zonal offices for circulation.

**(Action to be Taken by:- Administrators/ District Attorney(HQ) /Estate Officers/LAOs)**

**Agenda Item No.3: - Status of pending payment of Enhancement Compensation based on Hon'ble Supreme Court orders.**

CCF HUDA informed that the requisition is to be sent by the respective Administrators / LAOs after properly verifying the data as the awards of Hon'ble Supreme Court are being finalized at the level of HQ.

Administrator, Hisar informed that the information for the enhancement amounting to Rs.880.00 crore has already been prepared.

LAO Rohtak informed that the details regarding enhancement amounting to Rs.1.08 crore had already been sent by e-mail on 09.11.2017 to the HQ and for balance the concerned beneficiaries were not coming forward.

Chairman directed the Administrators to doubly check the payments details / name of beneficiaries and send complete information to HQ by 13.11.2017 since the next date of hearing in the court was 29.11.2017.

**(Action to be Taken by:- Administrators/ CCF / LAOs)**

**Agenda Item No.4: - Status of pending payment of original awards wherein notification U/S 6 has been issued before 01.01.2014.**

CCF HUDA informed that as per the recent orders of the court following data was required: -

- i) Awards announced after 01.01.2014: - Where petitioner did not go to the court.
- ii) Awards announced after 01.01.2014: - Where petitioner went to the court.

Chairman directed as under: -

- I) Administrators to check / compile the information and send it to HQ at the earliest.
- II) Regarding original awards before 01.01.2014, Administrators to send the information to HQ by 13.11.2017.
- III) LAOs to send the details by e-mail to the bank with copy to HQ.

**(Action to be Taken by: - Administrators/ CCF / LAOs)**

**Agenda item No.5:-Status of Installment Recovery Notices to the allottees.**

**Hisar Zone**

- i) EO Bhiwani informed that the main pending amount of installment related to U/E Dadri and the pending enhancement related to Sector-13, Bhiwani for which notices were being issued.

- ii) EO Hisar informed that notices for recovery have already been issued and action for resumption was also being taken.
- iii) EO Jind informed that notices for recovery have already been issued.
- iv) EO Sirsa informed that notices for recovery have already been issued and action for resumption was also being taken.

The Chairman directed as under: -

- I) More recovery notices should be sent.
- II) Notices under various section 17(1) / 17(2) / 17(3) / 17(4) should be sent proportionally.
- III) The targets to be achieved by the next review meeting were fixed as under: -
  - EO Hisar to recover 20.00 crore of installment amount before the next meeting.
  - EO Jind to recover 9.00 crore of installment amount before the next meeting.
  - EO Sirsa to recover 8.00 crore of installment amount before the next meeting.
- v) The Chairman observed that the data mentioned in the table (installment / enhancement amount) did not seem to be correct. IT Cell HUDA HQ was directed to recheck the figures.

#### **Rohtak Zone**

- i) EO Bahadurgarh informed that for Sector-11, Bahadurgarh and Sector-9, Jhajjar the amount was shown due though the possession was still to be offered.
- ii) EO Rohtak informed that for Sector-6, Rohtak the amount was shown due though the possession was still to be offered.
- iii) EO Sonapat informed that in some cases the receipts could not be uploaded which was done manually.

The Chairman directed as under: -

- I) IT Cell HUDA HQ to resolve the above issues and correction in PPM be done at the earliest.
- II) CCF HUDA to check the amount being recovered every month and inform CA, HUDA regularly.
- III) More recovery notices should be sent by respective EOs.
- IV) Notices under various section 17(1) / 17(2) / 17(3) / 17(4) should be sent proportionally by the EOs.

**(Action to be Taken by: - Administrators/CCF/GMIT/Estate Officers)**

**Agenda Item No.6: - Status of Sector wise enhancement notices generated through PPM.**

CCF, HUDA informed that for Hisar Zone, against 3731 plots 3728 notices have been issued and for Rohtak Zone, against 15135 plots 14847 notices stands issued.

Chairman directed Administrators / EOs to issue the remaining notices at the earliest.

**(Action to be Taken by: - Administrators / Estate Officers)**

**Agenda item No.7:- Review the Status of e-auction schedule.**

The Chairman enquired about the last auction results of commercial sites.

Administrator, Hisar informed that 1 commercial site each of Hisar and Bhiwani was auctioned during the last auction held during October 2017. Administrator, Rohtak informed that no commercial site under Rohtak Zone was put for auction.

Administrator (HQ) informed that the schedule of auction earlier received from respective Administrators was not correct and they have already been communicated to send the amended scheduled.

Chief Arch. Informed that as per policy circulated by CTP, HUDA, Panchkula vide letter no. 11727-31 dated 8.1.2017 that all the commercial sites of size 2.75 x 8.25 mtr. and above shall now be auctioned as double storey sites with provision of storage on first floor. All auctions in future should be held accordingly.

**(Action by All Administrators , Estate Officers & CTP, HUDA)**

Chairman directed as under: -

- i) Administrators to prepare clear schedule of commercial plots for future auctions (upto March 2018) and send to HQ by 17.11.2017.
- ii) IT Cell HUDA HQ to revise the proforma of e-auction and circulate to all the Administrators for necessary report.

**(Action to be Taken by: - Administrator (HQ)/Hisar/Rohtak/GMIT/Estate Officers)**

**Agenda item No.8:- Review the Status of PPM Data**

The Chairman observed that the overdue figures in case of all the Urban Estates (of Hisar and Rohtak Zones), except Bhiwani were high. The pendency was clearly visible as per the designation-wise list attached in the agenda. Some of the EOs informed about the shortage of Junior Engineers in their offices.

In case of Panipat, lot of cases were observed to be pending in the ID of Sh. Om Singh, Junior Engineer. This pendency relates to Occupation Certificate (Plot No.1121/25P-II, 702/25P-II, 1732/24, 664/25P-II, 631/18, 1918/11, 108A/18, 1016/18, 1422/18, 1815P/18), Possession Certificate (Plot No.1833/18, 305/7), Transfer Permission letter (Plot No.591/25P-II), Fresh Building Plan (Plot No.864/25P-II).

The Chairman directed as under:-

- i) Administrators should ensure that pendency is brought down to Zero.
- ii) The EOs should regularly monitor the pending cases in their office and immediate necessary action should be taken regarding the cases lying pending with the concerned officials in the estate office.
- iii) Secretary HUDA to issue the orders of posting of Junior Engineers where essentially required / large vacancies exist.
- iv) Sh. Om Singh, JE O/o EO Panipat should be placed under suspension due to lot of pendency of files relating to the work assigned to him.
- v) **Digitization of files:** - GM (IT) to instruct the vendor to increase the capacity of digitization and work quickly to complete the job at the earliest. The vendor should also be called in the office on 11.11.2017 for a meeting with CA, HUDA.
- vi) Administrator Rohtak to ensure that the work of digitization of files at Panipat is started within 7 days.

**(Action to be Taken by: - Administrators/Secretary HUDA /Estate Officers/G.M(IT)**

**Agenda item No.9:- Review of CM's Announcements**

All the C.M announcements (in progress/pending) were discussed in detail and following instructions were issued by the Chairman.

- i) It should be ensured that the announcement in progress should be completed within the stipulated time period.
- ii) **Setting up of Transport Nagar on 25 acres of land in Jind City (Ann. No.9745): -**  
EO Jind informed that some queries have been received regarding the said purpose. Further, Administrator Hisar / EO Jind will be visiting the area to reply to the queries of the land owners.
- iii) **Development of Commercial Complex on portion of 5 acres Govt. land at Sirsa (Ann. No.10470): -**  
The file in the matter already sent for approval to Hon'ble CM was awaited. However, Administrator Hisar informed that the proposal of DTP Hisar for planning of the area sent earlier to HQ may be considered. Chairman directed CTP HUDA to put up the same on file.
- iv) **Allotment of shops in Auto Market at Bahadurgarh (Ann. No.10137):-**  
Administrator, Rohtak was directed to get collector rates of the area / adjoining area in view of the observations of CMs office (received on the file).
- v) **Construction of Stadium in HUDA Sector-25, Panipat (Ann. No.10346): -**  
It was informed that HUDA has already communicated to the Sports Department regarding non availability of land in HUDA Sector at Panipat. CTP HUDA was directed to convey the same again to the Director Sports so that this announcement is removed from HUDA's side.
- vi) **Kathmandi to be shifted outside Rohtak City (Ann. No.12633): -**  
EO Rohtak informed that at Rohtak the timber trade was on low scale. CA HUDA directed that a local level committee under the C'Ship of Administrator Rohtak be formed to give clear cut detailed report of the site / trading being done there. The report be submitted within 2 weeks.
- vii) **Transport Nagar be established and shifted from Rohtak city (Ann. No.12634): -**  
CCF HUDA informed that the reply of Divisional Commissioner Rohtak regarding rates of sectors was still awaited. EO Rohtak was directed to get the reply from the Divisional Commissioner at an early date.
- viii) **Establishment of Transport at Bahadurgarh (Ann. No. 13698):-**  
EO Bahadurgarh informed that the land for the purpose was not acquired and the site in Sector-12 Bahadurgarh earmarked for Transport Nagar was under litigation. Administrator, Rohtak/Estate Officer, Bahadurgarh were directed to send complete proposal to HQ within 7 days.
- ix) **Shifting of Fire Station to HUDA Sector-23 Sonapat (Ann. No.17670): -**  
It was informed that the approval of Hon'ble CM has been received. Administrator (HQ) was directed to issue the necessary letter at the earliest.

**(Action to be Taken by: - Administrator (HQ) / CCF / CTP / CE-1 & II / All Administrators / Estate Officers)**

**Agenda item No.10:- Review of Major Projects.**

**Hisar Zone**

Administrator Hisar / CE-II explained about the status of works under Hisar Zone. Chairman directed SE Hisar / EE concerned to ensure timely completion of the works in progress.

## **Rohtak Zone**

CE-I / SE Rohtak explained about the status of works under Rohtak Zone. Chairman directed SE Rohtak / EE concerned to ensure timely completion of the works in progress. Work wise directions were also given as under: -

i) **Constructions of 45m wide sector dividing road 27 & 28 Rohtak.**

EE Rohtak informed that the work on part road length could not be completed due to court stay. The case had been decided in 2013 but the possession of the land has not been handed over by LAO/EO to the Engineering wing. EO Rohtak informed that some acquisition of land was required. Chairman directed the EO to send the case for acquisition at the earliest.

ii) **Construction of road and parking in Sector-21(Commercial) Rohtak.**

EE Rohtak informed that the work stands completed in the clear area and the balance work is held up due to the Sugar Mill waste lying at the site. The estimate for removal of sugar mill waste was already under process. Chairman directed Administrator, Rohtak / CE-I to take necessary action in the matter.

iii) **Roads in Sector-21A (Residential) Rohtak.**

EE Rohtak informed that the work was not started by the contractual agency and the DNIT for inviting tenders on risk and cost of the original agency was under process. Chairman directed CE-I to take early action in the matter.

Further, Administrator Rohtak was directed to review at his level the issues of encroachment / litigation affecting the progress of projects so that the works could be completed at the earliest.

**(Action to be Taken by:- Administrators / CCF/CE-I & II/All SEs/XENs / EOs)**

### **Agenda Item No.11 Status of recovery of water and sewerage charges.**

Chairman observed that not much effort was being made by the field EEs / SDEs to recover the pending water and sewerage charges. The following directions were issued: -

- i) More efforts be made by EEs / SDEs to recover the pending charges quickly.
- ii) SDEs should check the dashboard daily and take suitable action timely.
- iii) After due date regular notices be issued.
- iv) Connection should be disconnected after the due date.
- v) Administrators / EOs to also review the recovery status of water and sewerage charges at their level.
- vi) Chief Engineer to put up a letter regarding high pendency of Govt. departments.
- vii) Chief Engineer-I to recheck the data regarding illegal connections of Rohtak and Bahadurgarh Urban Estates.

EE Sonapat informed that there was no SDE as well as JE in the Sonapat Division. Secretary HUDA to issue necessary orders in this regard.

**(Action to be Taken by:- Administrators / CE-I & II/Secretary/All SEs/XENs / EOs/SDEs)**

### **Agenda Item No.12 Implementation of Haryana Building Code**

Administrator Hisar explained the status of implementation of Haryana Building Code under Hisar Zone. EO Bahadurgarh / Panipat / Rohtak / Sonapat also informed about the status of balance sectors to be brought online.

Chairman directed the Administrators / EOs to get the pending zoning data uploaded at the earliest for online approval of building plans.

**(Action to be Taken by:- Administrators / EOs)**

**Agenda Item No.13 Status of Harpath Portal**

Chief Engineer-I / II explained regarding the status of Harpath portal. Under Hisar Zone against 21 grievances received, 05 grievances were pending. Under Rohtak Zone against 11 grievances received, no grievance was pending.

Chairman directed as under:-

- i) In future the details of pending complaints should also be given.
- ii) Portal should be checked daily by the concerned E.E. and grievances be attended with in specified time frame.
- iii) Repair of roads should be of good quality and photo of the site should be up loaded after the repair.
- iv) Complaint should not be closed on the pretext that the estimate has been prepared/under process. Instead, road should be made motor -able by patchwork and then remarks regarding estimate, if required be given.

**(Action to be Taken by:- CE-I / II/All S.E/E.E.s)**

**Agenda Item No.14 Status of CM Window**

The Chairman pointed out that large number of grievances were overdue in case of EO Hisar / Sirsa / Bhiwani / Panipat / Sonapat / Bahadurgarh / Rohtak. In addition 1 complaint each of year 2015 was pending with EO Jind / EO Bahadurgarh. Administrator Hisar / Rohtak / concerned EOs / LAOs / EEs were directed to take quick necessary action so that the overdue grievances are updated and reduced considerably by 17.11.2017 as the next review **meeting under APSCM with HODs is going to be held on 24.11.2017**. Moreover, APSCM in the last meeting with HODs held on 27.10.2017 had instructed to bring the overdue %age to 4%.

CVO HUDA pointed out that their office was not receiving replies from Zonal Administrators to the complaints received from the Chief Secretary office. Administrator Hisar / Rohtak were requested to send requisite report of such complaints at the earliest.

**(Action to be Taken by: - Administrators / EOs/LAOs/EEs)**

**Agenda Item No.15 Status of encroachment on HUDA land**

Chairman observed that large area of land was under encroachment in different urban estates and directed Administrator Hisar / Rohtak that regular drives for removal of encroachment every month be taken up as per the Govt. instructions. Further, results of the anti-encroachment drives should be visible by the next meeting. EO Bahadurgarh was directed to recheck the figure of the encroached area. All the EO's were directed to conduct proper survey and prepare accurate data of encroachments."

**(Action to be Taken by: - Administrators / EOs/Enforcement Officer)**

**Agenda Item No.16 Status of Metro Project**

The land related issues of Metro project at Bahadurgarh were discussed in detail:-

- (i) The issue of exchange of un-acquired land of Sh.Avinash Jain, legal heir of Smt. Manorama Jain, falling in Khasra No.33//11/1 and 34//15, village Hassanpur, Tehsil Bahadurgarh, District Jhajjar required for raising pillar No.DP-01 and 02 for laying Metro line for Metro depot under construction in Sector-9, Bahadurgarh was discussed in detail. Estate Officer, HUDA, Bahadurgarh informed that the land owners has filed CWP No.27034 of 2016 challenging the acquisition of land under Section 24(2) Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The case is fixed for hearing on 11.12.2017. Estate Officer, HUDA, Bahadurgarh was directed to personally appear

before the Hon'ble Punjab and Haryana High Court, Chandigarh alongwith the representatives of DMRC on 11.12.2017, with full facts of the case, site photographs and detail of expenditure already incurred on development of Metro corridor between Mundka to Bahadurgarh and assist Hon'ble Court in disposing off the matter. The Hon'ble Court may be informed that land of petitioner falling in Khasra No.35//14 is very much required for laying of Metro line. Administrator, HUDA was also requested to negotiate with the land owners for transfer of un-acquired land falling in Khasra No.33//11/1.

- (ii) Administrator, HUDA, Rohtak was requested to convene a meeting within next 2-3 days with land-owners whose land has been quashed by the Hon'ble High Court vide order dated 27.09.2017 in CWP No.11316 of 2016. The land-owners may be informed that the compensation of the land can be paid by HUDA as per its policy dated 18.01.2017.
- (iii) After convening a meeting, a detailed proposal may be sent to Chief Administrator, HUDA with next 7 days positively.

**(Action to be Taken by:- Administrator Rohtak / Advisor Planning HMRTC/ EO Bahadurgarh)**

**Additional items: - The following items were also discussed.**

1. **Court case of Dharam Singh Yadav**

Administrator (HQ) pointed out that the Estate Officers were yet to send the information regarding the reply to the show cause notices issued (by respective EOs) to the defaulters. Chairman directed all the EOs to send the consolidated report by 17.11.2017.

**(Action to be taken by: - Administrator (HQ) / Hisar / Rohtak /All EOs)**

2. **Housing Board issues**

Chairman pointed out that housing board Haryana was requesting for giving the land back to HUDA in Sector-8 Sonapat and Sector-16 Gohana. EO Sonapat explained the status of land. Chairman directed the EO to recheck the status and send report in the matter to HQ within 7 days.

**(Action to be taken by: - Administrator Rohtak/EO Sonapat)**

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