

Proceedings of the Review Meeting of Administrators held under the Chairmanship of Sh.K.K.Jalan, IAS, the Financial Commissioner-cum-Principal Secretary, Town and Country Planning Department on 10-10-2010 at 10:30 AM in the Conference Hall, C-3, HUDA Office Complex, Sector-6, Panchkula.

The list of participants is enclosed at Annexure-‘A’.

At the outset, Chairman welcomed Administrators and Officers asked them to follow the schedule of targets of recovery and development works and at the same time attend to all other important issues. The chairman expressed his displeasure on the laxity shown by the Zonal Administrators. It was stressed that the development activities and co-ordination work should be closely monitored by the Zonal Administrators/Officers concerned. For this purpose, they should hold monthly meetings in their sub-ordinate office. All important issues like land acquisition, possession of land, finalization of layout plans, demarcation plans, zoning plans, expenditure, court cases, development programmes and unauthorized encroachments should be reviewed in meetings. The minutes of meetings be sent through e-mail to the FCTCP. FCTCP advised that all officers should hold Monday meeting in their office.

Chief Administrator stressed upon file, paper handling & guided supervision. He directed that the surprise checking be held, PUC should be dealt at once, correct and timely report be sent to head quarter. The delinquent official be warned only for the first time and thereafter punishment must be awarded to them.

The FCTCP directed that Administrators/Officers will list down the issues/problems sector-wise, estate-wise and zone-wise so that these can be sorted out in a time bound manner. Every Administrator should identify a private agency for consultancy service in land acquisition proceedings. It was observed that HUDA is far away in the targets with comparison to private realtors who sell their property even before completion/construction and they are spreading their business speedily, therefore, HUDA should add 10-20% allottees every year by satisfying the customer. Land acquisition should be governed by Administrators and significant land bank be prepared. FCTCP directed Administrator, Faridabad that construction in sector 20-B, Faridabad be stopped at once where the land is

required for Delhi-Faridabad Metro and work of metro rail should not suffer for want of land. The land be acquired for Delhi-Faridabad Metro under urgency clause of Land Acquisition Act, 1894.

Afterwards, the following Agenda items were discussed as under:-

Agenda Item No.1-Status of Ashiana Schemes:-

Faridabad: - It was confirmed by the Administrator, HUDA, Faridabad that draw of lots for 690 eligible applicants will be held in the next fortnight. It was decided that Hon,ble Chief Minister, Haryana may be requested to launch the project in November, 2010 by handing over of flats to the successful a after of lots.

Mean while the balance incomplection of finishing work should be got completed without any further delay.

Gurgaon - it was decided to complete the finishing work of 560 dwelling units in sector 47, Gurgaon by 10-10-2010 and accordingly, Administrator HUDA, Gurgaon will process the application in respect of draw of lots of flats.

Administrator, HUDA, Gurgaon intimated that dispute of construction of boundary wall in one corner of campus in sector 47 has been settled. It was desired by the Financial Commissioner that since the dispute of construction of boundary wall in one corner of campus in sector 47 has been settled, therefore, construction of boundary wall should be taken up at site and target date of completion of another lot of 521 dwelling units must be adhered to.

One sample flat for the Ashiana Scheme should be got ready on priority as per target given below:-

Rohtak	January 2011
Bahadurgarh	January 2011
Jagadhari	31 st May 2011

For Ashiana Scheme at Ambala Cantt., it was decided that the field staff should give the completion, blockwise so that the allotment to the beneficiaries can be done accordingly.

Sh.Sujan Singh, EO Hisar was directed to identify two sites for Ashiana scheme on different location. CTP HUDA was also directed to plan new sites for Ashiana in Faridabad with nursery/primary school sites.

Agenda Item No.2- Status of projects/development works having approved estimated cost of more than Rs. 1.00 crores-

The FCTCP directed that revised date for completion of major projects should not be changed repeatedly and it should be sent within three months from the start on his e-mail. Regarding environmental clearance of RGEC, Sonipat Administrator, Rohtak was directed to resolve the issue. CTP HUDA was directed to explore the possibilities of sectors in Palwal urban-estate as well as other urban estates/ small towns. Site for Cremation ground be identified in sector 29 Gurgaon and cremation ground be included in the planning. It was also desired that revised date of completion be sent within 2-3 months from the start of project and extension should be based on convincing points.

It was conveyed by FCTCP that all ongoing works should be reviewed and where ever revision in cost of estimates and time period of completion of work is required, that should be brought on the record for further appropriate action to give approval in extension of time limit and arranging revised administrative approval. This exercise must be completed within a period of one month to avoid taking up these issues at the fag end on the stage of completion of work.

A) Gurgaon:-

- i) It was conveyed by the chair that target date for completion of work of up gradation of sewer leg No. I and II must be adhered to.
- ii) The directions were given to the representative of CCF, HUDA Panchkula to process the administrative approval of the estimate for special repair of master road from old NH-8 to Palam Vihar round about sector 23/23A immediately.
- iii) It was conveyed by the chair that target date for completion of work for providing SWD in sector 23, Gurgaon must be adhered to.
- iv) The amended DNIT for construction of NPR be approved by the Chief Engineer at the earliest.
- v) It was conveyed by chair that the PHED be pursued for completion of work of augmentation of master sewer leg 3 from sector 10A to Basai road within due target date of completion.
- vi) The work for augmentation of master sewer from sector 10A to Basai 600mm RCC pipe against estimate amount Rs.979.86 lacs to be taken up immediately for completion within target date.

vii) It was decided to ensure to complete water treatment plant at Chandu Budhera within target date and work should be immediately resumed as rainy season has been over. The accumulated/stagnated water should be disposed off immediately and site be cleared for construction activities. The 2nd unit of 22 MGD capacity water treatment plant should also be added and estimate be processed without further delay to meet with the minimum requirement of raw water flow in NCR channel against total capacity of ultimate flow of 500 cusecs as presently 22 MGD Water Treatment Plant is under construction.

B) Faridabad: -

i) It was desired by the FCTCP that revised estimate for construction of ROB on bye pass road between sector 59 & 61, near Malerna railway crossing, Faridabad should be submitted without any further delay for arranging revised administrative approval. It was assured by the Additional Chief Engineer that the estimate will be submitted to Head Office within 10 days.

ii) It was desired by the chair that the target date for completion of work for special repair of roads and improvement of SWD scheme sector 55, Faridabad be curtailed by 2 months in order to complete the work by December 2010.

iii) It was desired that the work for providing SWD scheme sector 62, Faridabad should be completed within target period.

iv) It was desired that the work for construction of Easter Bye pass road from sector 37 to 59 Faridabad should be completed within target period and land acquisition where ever required should be immediately processed by the Administrator, HUDA, Faridabad. Further, it was directed that efforts should be made to relocate the Jhuggi dwellers coming in the alignment of road immediately.

v) It was conveyed by the chair that work for laying of PSC pipe line should be taken up immediately without waiting for the Forest clearance where cutting of trees is not involved and further efforts should be made for formal approval of the forest department.

vi) It was desired by the CA that Administrator, HUDA, Faridabad should make economical analysis of construction of ranney well regarding its yield in comparison of installation of normal tube wells on the bank of River Jamuna near village Dadasia.

vii) It was decided by the chair the construction technique of RUB followed by PWD B & R as well as in Delhi should be examined and accordingly the DNIT should be prepared for construction. The Additional Chief Engineer pointed out that the estimate for construction of RUB near old Faridabad needs revision and it is under preparation in the field offices which will be submitted to Head Offices within fortnight.

viii) It was desired by the chair that the estimate for construction of ROB 2nd carriageway Badkhal should be submitted without any further delay and it was assured by the Additional Chief Engineer that the estimate will be submitted within next 10 days.

The following decisions were taken by the chairman after detail discussion:-

i) It was observed by CA HUDA that since the rainy season is over therefore, it is the right time for doing the repair of roads immediately where these have been got damaged during recent rainy season.

ii) All the XENs should ensure that repair of road/patch work is done on top priority. A list of those works be prepared where maintenance of roads has been included in the original work and it should be ensured by SDE/EE concerned that timely repair is done by the contractor as per the terms & conditions of the contract agreements. Such lists should be prepared by XENs/SEs and be sent to Administrators concerned/CE within a period of one week and Administrators are requested to send the same to CA HUDA within one week after receipt of lists from the concerned EEs/SEs.

iii) Regarding problems faced by field staff about the clear possession of the land area at the time of acquisition of land, it was advised by FCTCP that GPS system should be used to know boundary lines of the sector and it should be kept as a permanent report and GPS system should be available with each administrative zone of the Administrator concerned.

iv) Administrators were directed to review the major projects twice a month and submit the report to CA HUDA.

v) With reference to the litigation problem for the site of STP, Kurukshetra, it was decided that fresh case of land acquisition may be moved so that STP can be

constructed for treatment of the sewage of HUDA sectors Kurukshetra at an early date.

vi) For construction of STP at Hisar, it was informed by CE-I, HUDA that Hon'ble Punjab & Haryana, High Court has decided the case of land acquisition in favour of HUDA and some people of village Dabra adjoining STP, Hisar has moved the case in Hon'ble Supreme Court of India. The local residents are not allowing the construction of the boundary wall of the STP. In view of the position explained by CE-I, FCTCP advised Administrator/EO, HUDA, Hisar to take up the matter with the local Administration and sort out the pending issues if any so that STP can be constructed for the treatment of sewage of HUDA sectors Hisar.

Agenda Item No.3 and 3 A: Status of Computerization & Status of payment gateway:

The matters were discussed at length and chairman directed as under:-

1. All changes related to CCTS will be communicated to IT Wing through e-mail. The same can also be discussed by the Administrators with General Manager (IT) on mutually convenient dates.
2. The issue of generation of new allotment letter was discussed and it was apprised that in many cases the allotment letter have been generated manually. To get these files digitized concerned Administrators will discuss the matter with the digitization banks of that Estate Office and submit a proposal to the Chief Administrator.
3. Remaining plot files will be uploaded in the system by 31st December, 2010 by the concerned Estate Offices.
4. Issues pertaining to the shortage of staff in IT Wing required for the implementation of project shall be discussed on priority.
5. Administrators will submit a report for the reasons of slow process of digitization work at Jind, Bhiwani, Sonapat, Sirsa
6. Chief Town Planner will update all the data required for online submission of applications in the new web portal.

Agenda Item No.4 and 4A: Status of land acquisition and Status of acquired land.

i) It was decided that all the Administrators will hold the monthly meeting with DTPs regarding HUDA related issues i.e. preparation of demarcation plans,

lay out plans and land acquisition, holding of JSIC etc. The land acquisition proceedings should be driven by Administrators.

ii) Notice of Section 4-6 should be issued at the earliest possible. Acquisition of left out pockets should be sent immediately with D.O. letter to CA/FCTCP so that the approval can be granted well in time. Administrators were directed to take over the physical possession of acquired land where there is no court stay and send report to the CA/FCTCP.

iii) E.O Hisar assured to the chair that award will be announced in 10 to 12 days for sector 25 Hisar.

iv) It was noticed by the chairman that instead of approval of CA and court orders land is still lying with land owners especially in the NCR areas.

v) It was directed to take private agency who will meet the procedure from section-4 to section-9. Land stock of HUDA should be increased.

Agenda Item No.4 B: Status of Utilization of Acquired Land: -

i) CTP HUDA was directed to prepare lay out plans for sector-12 and sector-21 Palwal with in one month and one hotel site be planned in Sector-12, Faridabad.

ii) CTP HUDA was also directed to float Sector 9 Sonipat with in one month and CTP will upload the data of new sectors within one week..

iii) CA directed that in future extensive plans be prepared for proper utilization of acquired land.

iv) The Administrator should convene a meeting of Chief Engineer and Chief Town Planner, HUDA for planning of commercial sites so that exploitation of commercial sites may not happen.

Agenda item No.5: Review of Recoveries: -

i) All the administrators were directed to include annuity amount at the time sending of demand of cost of acquisition for any other agency.

ii) It was directed by the FCTCP that EDC in respect of low/medium potential zone be fixed with in a one month. They stressed that the same be finalized with in scheduled period.

iii) It was also directed that format for allotment letter must be finalized with in next 15-20 days.

iv) FCTCP stressed that Administrators should take effective steps to achieve the targets of new sale for which schedule of auction be fixed.

v) It was also stressed that mid term revision in the budget is required which should be completed at the earliest.

Agenda Item No.6: Status of Occupation Certificate: -

C.A asked to G.M. (I.T) to suggest evolving system to check the issuance of occupation certificate. The Senior Architect HUDA explained about polices of self certification and self assessment. After extensive discussion, the chairman directed that there should be one procedure for obtaining occupation certificate either the J.E. of HUDA inspect or the architect on panel so that the responsibility can be fixed, if any thing found adverse later-on and if architect is found guilty, he will be black-listed for future dealings and if the J.E. of HUDA is found guilty then departmental action will be taken against him. It was desired by the CA that Admn(HQ) should issue instruction to this effect.

Agenda Item No.7: Status of sanction of building plan.

Discussed and it was observed by the Chief Administrator observed that a large number of building plans are pending specifically in Gurgaon & Bhiwani and Administrators were directed to take steps for immediate disposal. CA directed that a list of documents required for sanction of building plan be prepared which will be given to the allottees at the time submitted file on single window indicating deficiency of documents.

Agenda Item No.8 : Status of Transfer permission.

Discussed in detail about transfer permission in death cases, Administrator (HQ) was asked that direction be issued for transfer permission in death case on succession certificate and on full consideration in other cases.

Agenda Item No.9: Status of oustees claim:

Discussed and it was decided that all the pending oustees claim be settled immediately and send report to head quarter. The consolidated report will be put-up to the CA immediately with in 15 days.

Agenda Item No.10: Status of allotment of alternative plots.

The matter was discussed at length and Chief Administrator directed to all Administrators for sending report in the prescribed performa for allotment of

alternative plots at the earliest. The Administrative Officer was directed to put-up the file immediately alongwith format.

Agenda Item No.11: Status of condonation of delay.

Worthy FCTCP conveyed that lots of appeals regarding condonation of delay are lying with them and they directed to all Administrators that before deciding matter of condonation of delay, a lenient view may be taken and a notice to the allottees should be served by-hand after expiry of 30 days period for depositing the installment.

Agenda Item No.12: Status/list of resumed property and action taken report regarding residential/commercial/institutional/industrial property separately.

The Chief Administrator observed that possession of large number of resumed property is with the allottees and directed to take possession immediately. The report be sent fortnightly to HQ.

Agenda Item No.13: Review of unsold property/plots clearly vacant (Residential/Commercial/Industrial/Others separately):

The matter was discussed at length. The Chief Administrator directed to send report immediately which estate office has not been received so far. The Chief Administrator also directed there should be system for proper monitoring of unsold property and report be sent compulsorily quarterly to Head Quarter.

Agenda Item No.14: Status of Encroachment of HUDA land.

C.A directed that two separate register should be maintain in the Estate Offices one for unauthorized occupants and other one for encroachment which will be updated fortnightly and monthly report should be sent to Head Quarter.

Agenda Item No.15: Status of commercial activities in residential houses.

The Chief Administrator observed that a large number of commercial sites are lying vacant which could not be auctioned on desired prices. They directed to all Administrators to ensure that commercial activities may not be run in residential houses in future.

Agenda Item No.16: Status of disciplinary cases.

Discussed and Chief Administrator desired to direct to all the officers to finalize the entire pending enquiry and send report immediately.

Agenda Item No.17: Status of appeal cases under section 17(5) of HUDA Act.

Chief Administrator directed the Administrator that adjournment of appeal U/S-17(5) of HUDA act should be strictly for genuine reasons.

Agenda Item No.18 & 18-A: Status of Court cases and Status of Replies/R.F.A's.

The matter was discussed at length and DA, HUDA was directed to take report of age-wise pendency of court cases from field and put-up consolidated report immediately.

The Administrators informed to the chair that some Advocates convey them about non-supply of documents required for defending the case. The Chairman directed that DA, HUDA will list down the documents for supplying to the Advocates to defend the case properly well in time.

The Administrator, Rohtak and Faridabad informed that in their zone a large number of court cases are shown pending but nothing is available in their office as well as in the site of Hon'ble High Court. CA directed that a list of such cases be prepared of all zones and an officer from Head Quarter alongwith Advocate will go to the office of Registrar for tracing the record about these cases. The progress report be put-up to the C.A within 15 days.

The Chairman directed that court cases affecting development works be sorted out quickly. The concerned Administrator should be well aware about the reply filed in the court where there is a stay for land acquisition and status of each case be sent to head quarter by mentioning CWP Nos. etc. The DA will put-up consolidated status report of such cases every month to the higher authorities.

The meeting ended with the vote of thanks to the Chair.