

Through e-mail only

From

The Chief Administrator,
HSVP, Panchkula.

To

1. All the Administrators, HSVP, (In the State)
2. All the Estate Officer, HSVP(In the State)
3. The Chief Town Planner, HSVP, Panchkula.
4. The Chief Controller of Finance, HSVP, Panchkula.
5. The Chief Information Technology Officer, HSVP, Panchkula.
6. All the Land Acquisition Officer, Faridabad, Gurugram, Hisar, Panchkula, Rohtak

Memo No:-Dy. ESA/Astt/~~5969~~ 59697

Dated:-15.04.2022

Subject:- Proceedings of the meetings of HSVP officers held on 09.04.2022 (Panchkula and Gurugram Zone) & 10.04.2022 (Faridabad, Rohtak and Hisar Zone) at 11.00 A.M under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP, Panchkula.

Please find enclosed herewith proceedings of the meetings of HSVP officers held on 09.04.2022 (Panchkula and Gurugram Zone) & 10.04.2022 (Faridabad, Rohtak and Hisar Zone) at 11.00 A.M under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP, Panchkula your kind perusal and further necessary action please

You are also requested to send the Action Taken Report through e-mail to the concerned head of the branch under intimation to this office.


Deputy Economic and Statistical Advisor,
For Chief Administrator, HSVP, Panchkula.

1. PS/ CA for the kind information of Chief Administrator, HSVP, Panchkula.
2. PS/Administrator (HQ) for the kind information of Administrator (HQ), Panchkula.

Proceedings of the meetings of HSVP officers held on 09.04.2022 (Panchkula and Gurugram Zone) & 10.04.2022 (Faridabad, Rohtak and Hisar Zone) at 11.00 A.M under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP, Panchkula.

At the outset the Chairman welcome all the participants. Thereafter the agenda items were discussed in details. The list of participant is attached at Annexure "A"

Agenda Item No. 1:- Status of Land Acquisition Compensation

It was observed by the Chief Administrator that the Land Acquisition Officer was directed in the meeting held on 29.03.2022 to send the calculation sheet after adding/calculating interest upto 30.04.2022 in such cases where the sanction has already been issued by the Zonal Administrator and the case has attained finality up to Hon'ble Supreme Court by 05.04.2022. The revised calculation sheets have not been sent by the Land Acquisition Officers. The Chief Administrator showed his displeasure and the following directions were issued:-

1. All the Land Acquisition Officers will send the calculation sheets after adding/calculating interest upto 30.04.2022 as per the sanction orders in which the sanction has already been issued by the Zonal Administrator and case has attained finality up to Hon'ble Supreme Court. The calculations are to be supplied by 13.04.2022 alongwith the certificate that no calculation sheet, are pending in their offices in which sanction has already been issued.
2. If the calculation sheet /Certificate have not been received up to 15.04.2022, the Zonal Administrator-Cum-ADUE will send the recommendation for issue the charge sheet of concerned staff of the LAO for disobeying the orders.

Action by: - Administrator/ LAO/ C.C.F.

Agenda Item No. 2:- Uploading of auctionable properties on MIS Portal

Targets of the following Estate Officers were fixed for uploading the auctionable properties on MIS portal with in 7 days.

Sr. No	Name of Estate Office	Name of Sector & Nature of Property	Total No of Plots
1.	Faridabad	77 & 78	1000 Residential including Cancelled and Resumed Plots
2.	Gurugram-I	All Sector	122(Res) 70 (Commercial)
3.	Gurugram-II	All Sector	5000(Res)
4	Rewari	Sec-1,3,8 and Narnaul (Commercial)	824
5.	Hisar	24 & 33P, 14 P-II & Other	2000(Res)& 500 Cancelled
6.	Ambala/Naryangarh	22 & 23	2400
7.	Kurukshetra	28 & 8	748
8.	Kaithal	Transport Nagar and properties of all sector	38(Transport Nagar)
9.	Karnal	32&33 (Res) 16 Commercial & other sites	3000(Res)
10.	Shahabad	Res and Commercial	100
11.	Panchkula	2,4,7,11,20	
12.	Jagadhari	Sector 17 and 18 Residential Plots /Nursing Home and Clinic Sites	3000
13	Panipat	All Category	1000(Res)
14	Sonipat	All Category	500(Cancelled)

The following directions were also issued to the respective Estate Officers:-

1. Estate Officer Ambala shall send proposal for advertising the Institutional Plots of Naryangarh again for e-auction.
2. Estate Officer, Jagadhari shall make a reference to D.C. Jagadhari for regarding the Collector

4. The S.D.O (Survey), Karnal will visit the sector at Tarori and get the display board installed. The available properties in the sector shall be uploaded on MIS Portal.

Agenda Item No. 3:- Review of Recoveries.

The Chief Administrator observed that a total of Rs. 3116.43 Crore are outstanding on account of Installment against the allottees as per following details:-

Sr. No.	Name of Zone	Rs.(In Crore)
1	Faridabad	606.38
2	Gurugram	853.96
3	Hisar	232.00
4	Panchkula	819.00
5	Rothak	605.09
	Total	3116.43

It was also pointed out that in some Estate Officers are issuing the notices of 17(1) again even after sending notices under section 17(4). The Chief Administrator expressed his displeasure on this account and directed that:-

1. Estate Officers shall issue the notice U/s 17(1)(2)(3)(4) as per HSVP, Act and start the resumption proceedings at the earliest if allottee fails to rectify the deficiencies pointed out through above notices.
2. In case any instance of issue of notices U/s 17(1)(2)(3)(4) again and again comes to the notices, concerned Estate Officer shall be personally responsible for the same and disciplinary action shall be initiated against him/her.

Action by: - Estate Officer/ C.C.F.

Agenda Item No. 4:- Total Number of Resumed Plots and auction done for the number of resumed plots.

Chief Administrator observed that the information of resumed plots received from respective E.Os are not correct. All the Eos were directed that all the resumed plots will be sold through e-auction only. It was also directed that all the Estate Officer shall send the correct information of resumed property by 15.04.2022 positively.

Action by: - Estate Officer/ C.C.F.

Agenda Item No. 5:- Status of LFSS

The Chairman apprised that the Last and Final Settlement Scheme (LFSS)-2022 is going to be launched very soon. It was apprised by the C.C.F that the draft of the scheme including list of sectors has already been sent to the Estate Officer vide e-mail dated 07.04.2022 in which it was requested to all the Estate Officer to depute concerned Accounts Officers/Accountants alongwith the verified list at HQ on 11.04.2022. The Chief Administrator directed that the concerned officers/officials at HQ will evaluate the calculation from coming 11.04.2022 to 18.04.2022. C.C.F will issue the detailed directions to all the concerned officers immediately.

Action by: - Administrator/Estate Officer/ LAO/ C.C.F.

Agenda Item No. 6:- Status/action taken on the sector reviewed by Chief Administrator.

The Chief Town Planner apprised that only few proceedings of sectors reviewed by Chief Administrator have been received from respective Estate Officers. The Chief Administrator showed his displeasure and directed to all the Estate Officer to send the minutes of the meeting by 15.04.2022.

Action by: - Administrator/Estate Officer/ C.T.P

Agenda Item No. 7:- Status/action taken on the sector reviewed by Enforcement Officer

The Enforcement Office, HSVP apprised the detail of the sectors reviewed based on demarcation plans. It was observed that a large number of un-allotted, cancelled, resumed & surrendered properties are available in various Urban Estates. CA, HSVP directed that the

concerned Estate Officers shall get the list of properties prepared verified and uploaded on MIS Portal for e-auction by next weekend i.e. by 15.04.2022.

Further it was directed that cancelled, resumed & surrendered shall be supplied to the Enforcement Officer to get examined by original plot files of cancelled, resumed & surrendered properties, if in case EOs failed to verify the same on MIS.

It was pointed by the EOs that they have provided a number of properties to DTP HQs to create them on PPM. DTP HQs apprised that the 4 nos. DEOs are working on it, the task is huge and required through checking which is taking time. In view of that CA HSVP directed Mr. Anirudh, Manager (PM) to make provisions to get the properties uploaded directly on MIS Portal by EOs after their verification and subsequently DTP HQs shall create the same on PPM.

The targets for each of the EOs for uploading & sale of properties were fixed for upcoming e-auctions.

Action by: - Administrator/Estate Officer/ Enf. Officer

Agenda Item No. 8:- Status of implementation of Data Correction Module

It was apprised by the Enforcement Officer, HSVP that the User Acceptability Test (UAT) for Data Correction Module has been done by the System Officers and the findings/suggestions have been conveyed to the developer team for the necessary changes. CA HSVP desired that the EOs must go through the Data Correction Module and share the feedback on priority.

Action by: - Administrator/Estate Officer/ Enf. Officer/NIC

Agenda Item No. 9:- Status of Mutation

The Enforcement Office, HSVP appraised detail of pending mutations of HSVP land in various Urban Estates. CA HSVP had taken a serious view on the pendency of mutations and directed the ZAs & EOs to clear the pendency in time bound manner, by the end of April 2022. The Enforcement Office, HSVP also requested to all EOs to upload the status of mutation of HSVP land on MIS Portal as well.

Action by: - Administrator/Estate Officer/ Enf. Officer

Agenda Item No. 10:- Removal of Encroachment

It was directed that weekly schedule must be shared by all EOs and the respective Action Taken Report be sent to HQs. It was decided that a monthly certification shall be submitted by all EOs that no new/fresh encroachment has occurred in Urban Estates within their respective jurisdiction.

Action by: - Administrator/Estate Officer/ Enf. Officer

Agenda Item No. 11:- Status of Pending LOI.

It was noticed that more than 700 LOI's are pending for issue in various Urban Estate particularly with estate office Hisar, Gurugram-II. It was directed by Chief Administrator that all the pending LOIs shall be issued within next 2 days. It was apprised by the Estate Officer that their offices have not received approval for issuance of LOI's from the HQ's. upon which CA has directed to the concerned to expedite the approval for the LOI's.

Action by: - Administrator/Estate Officer/ C.C.F

Agenda Item No. 12:- Status of pending appeal with administrator against resumption of plots.

Zonal Administrators were directed by the Chief Administrator to dispose off all the pending cases within the prescribed time period.

Action by: - Administrator/Estate Officer

Agenda Item No. 13:- Pendency of Court Cases

The Chief Administrator directed to all the concerned officers to file the reply before the date of hearing.

Agenda Item No. 14:- Right to Service Act.

The Administrator (HQ) apprised that the Chairman (Right to Service, Act) personally called the Chief Administrator for not dealing the cases timely by various HSVP offices. The Chairman showed his displeasure. It was directed that in RTS matters report must be sent with in 24 Hour.

Action by: - Administrator/Estate Officer/ All Head of the Branches.

In addition, the following directions were also issued:-

Panchkula Zone:-

A. Jagadhri-Yamunanagar

- i. Land acquired for Transport Nagar in Jagadhri is to be got de-notified for which file may be submitted by CTP to CA, HSVP within next 3-4 days.

B. Karnal

- i. School sites in Sector-33, Karnal are to be re-planned as per latest norms. Administrator (Panchkula) to send proposal.
- ii. The layout plan of shopping centre in Sector-13, Karnal to be got approved on priority.
- iii. Land leased to Social Welfare Department at Karnal is to be taken back and is to be planned for stadium. Estate Officer, Karnal will send a detailed proposal to Administrator, HSVP, Panchkula.
- iv. Demarcation plan of shopping centre, Sector-15 (Commercial) and Sector-18 (Residential), Jagadhri are to be got approved on priority. Administrator, HSVP, Panchkula to coordinate and forward the plan for approval of Chief Administrator, HSVP.
- v. Possibilities of re-planning of land available in Sector-22-34, Jagadhri under Deen Dayal Awas Yojan are to be explored. Estate Officer and DTP will send report to Administrator, HSVP, Panchkula immediately.

C. Panchkula

- i. 20 acres of land earmarked for Aashiyana Flats, 20 acres of land earmarked for offering to the developers in lieu of construction of Aashiyana and 20 acres of land under orchard (total 60) acres of land is to be planned for residential purposes. Administrator, HSVP, Panchkula was forwarded the plans for approval of Chief Administrator, HSVP within next 3 days.
- ii. Layout plan for farm houses in Pinjore is to be finalized on priority. Administrator, HSVP, Panchkula to send the plan for approval by 13.04.2022.
- iii. Layout plan of sector-2, MDC is to be revised by converting unallotted 2-Kanal and 1-Kanal plots into similarly size of plots. Similarly re-planned as per revised norms. The site earmarked for Housing Board Haryana also be planned into plots.

D. Kurukshetra:-

- i. The group housing and post office sites in Sector-4; institutional site in Sector-8 and post office site in Sector-30, Kurukshetra are to be re-planned and got approved from CA, HSVP.

• Gurugram Zone:-

- i. Planning of abandon tube well/water works sites to be finalized on priority.
- ii. The layout plan of land available in sectors 1, 2 and 3, Gurugram to be got approved on priority. Administrator, HSVP, Gurugram to send proposal immediately.
- iii. Layout plan of Sector-7, Rewari to be sent by Administrator, HSVP, Gurugram for approval of Chief Administrator, HSVP within next 2 days.
- iv. All un-planned shopping centers of Gurugram are to be planned by 30.04.2022. Administrator, HSVP, and Estate Officers, Gurugram to ensure that the dimensions of un-planned commercial sites/commercial belts/neighborhood shopping centers are to be provided to DTP, Gurugram within next 3-4 days.

- v. 5 acres of land earmarked for school in Sector-47, Gurugram is to be re-planned as per latest norms and residential plots be carved out in excess land.
- vi. Two sites for Food Street to be identified by Estate Officer-II, Gurugram in the area earmarked for day market/rehri markets.

• **Rohtak Zone:-**

- i. Layout plan of land pooling scheme, 13-17, Panipat to be got approved by CTP, HSVP within next 3 days.
- ii. Layout plan of land falling under orchard in Sector-8, Panipat for residential purpose is to be got finalized. EO, Panipat and Administrator, HSVP, Rohtak shall coordinate and get the plan sent immediately.
- iii. Revised layout plan of Sector-25, Rohtak shall be got approved by CTP, HSVP.
- iv. Administrator, HSVP, Rohtak to send the part demarcation plan of sectors 34-35 & 36, Rohtak for approval of CA, HSVP.

• **Faridabad Zone:-**

- v. 50 acres of land of Transport Nagar, Palwal to be converted and earmarked for medical college and a proposal will be sent by Administrator, HSVP, Faridabad immediately.
- vi. The survey of marginal acquired land along sector dividing road of Sector 75 to 89, Faridabad is to be got conducted by Engineering Wing, HSVP by 15.04.2022. Thereafter, Administrator, HSVP, Faridabad shall get the land planned (wherever possible) for its gainful utilization.
- vii. Estate Officer, HSVP, Faridabad shall send the pending minutes of review meetings of sectors held under the Chairmanship of Chief Administrator, HSVP from time to time.

• **Hisar Zone:-**

- viii. Demarcation Plan of sector-14 (Part-II), Hisar is to be got approved by CTP, HSVP.
- ix. A cinema site has been provided in Sector-15, Hisar. There is no potential for sale of Cinema. It was decided to convert it into shops. Administrator, HSVP, Hisar shall forward the proposal on priority.
- x. Part demarcation plan of Sector-16-17, Hisar and 9-11, Hisar are to be got approved by CTP, HSVP on priority.
- xi. One acre land reserve for taxi stand and 0.5 acre reserved for Day Care Centre in sector 33(P), Hisar may be converted into commercial/institutional sites.

• **For all Urban Estates**

One acre land is to be earmarked for destitute women in every Urban Estate. Proposal to be forwarded by concerned Estate Officers to Zonal Administrators.

1. All the D.D.O were directed to send the details of salary, head wise which is to be disbursed by the HSVP to all the employees in triplicate copy to the C.C.F by 15.04.2022.
2. The Chief Controller of Finance will put up the file for reduction in the rate of auction relating to the Low Potential Zone fixing of reserve price (without the factor of FAR.)
3. All the Estate Officer, will send the proposal of important historical places within their jurisdiction for conservation and upkeep. All the development expenditure will be borne by the HSVP for these places.
4. All the Estate Officers will establish a playground atleast in 1 park of every sector.
5. All the Estate Officers will establish a complaint centre (for services) in every sector.
6. All the Estate Officers will send the report regarding number of application received under oustees quota and number of plots that are kept reserved against these application with in next 7 days. The report will be send to the e-auction cell(HQ).

7. Estate Officers were directed to not send any plot files at HQ for correction. All the remaining plots files will be scanned at respective Estate Officer level with in 1 one month and further action relating to any correction shall be undertaken online at the level of Estate Officer.

8. The Estate Officer, Hisar, Rewari and Panchkula intimated that the development works are also required in the Urban Estate Pinjore, Rewari and Hisar so that plots of these urban estate may be put up for e-auction. The Chief Administrator directed that the development estimate relating to Pinjor,Rewari and Hisar for which administrative approval is required should be submitted to him by 15.04.2022

Action by: - Administrator/Estate Officer/ C.E & C.E-I/C.C.F/Enforcement officer.

The meeting ended with vote of thanks.

A review meeting of Rohtak Zone will be held on **10.04.2022 at 10:30 A.M** in the Conference Hall, HSVP, Sector-6 Panchkula under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP to Govt. of Haryana .The following officers attending the meeting.

Sr. No	Name of Officer	Designation	Signature.
1	NADIM AKHTAR	CTP-I	
2	JITENDER KUMAR	EO-II GGM	
3	Vijesh M. Mehra	CE-I HSVP	
4	H.R. Yadav	Chief Architect	
5	Anupma Malik	EO, Panipat	
6	Balraj Kumar	J.E. EO Gurugram	
7	Amandeep	J.E./E.O.II Gurugram	
8	Vikash Saini	J.E./E.O.II Gurugram	
9	YOGESH KUMAR	J.E EO-II Gurugram	
10	PARVINDER KUMAR	J.E. EO-II Gurugram	
11	Vinod Kumar	Patrols EO Gurugram	
12	NMIT ASHISH	J.E E.O PNP	
13	Kaustubh Vurcat	Consultant	
14	Gurjan	DTP HSVP	
15	LATA HOODA	DTP HSVP	
16	Sande Sethi	SIP HSVP	
17	Dhanshi Jadhav	consultant CMGA	
18	B.B. Gupta	CCF	
19	Gian Chand	S.D.E (S) Rohtak	
20	Ram Parshad	J.EC/EO HSVP RTK	
21	SHIVANSH	J.E. o/o EO HSVP RTK	
22	D.K. Maliki.	SDF(S) Sonapat.	
23	Saharsh Singh	EO HSVP Sonapat	
24	YOGESH RANGA	Enforcement officer	
25	SANGETA TETORANI	Adm HQ	
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Fazilabad

A review meeting of Zones will be held on 09.04.2022 at 11:00 A.M in the Conference Hall, HSVP, Sector-6 Panchkula under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP to Govt. of Haryana .The following officers attending the meeting.

Sr. No	Name of Officer	Designation	Signature.
1	B. B. Gupta	CCF	
2	V. M. Mehra	CE-J	
3	Jitendra Kumar	EO-II HSVP GGM	
4	Hemraj Yadav	Chief Architect	
5	YASHITA	ADA	
6	A.P. Singh	D.A.	
7	Sanjay Hooda	L.R	
8	Muneet Singh Sodhi	A.D.A	
9	MUKESH	ADA	
10	NAVNEET SHARMA	ADA	
11	A.K. DHINGRA	SR.AO	
12	Pankaj Sharma	System officer (IT)	
13	Ram Lal	Programmer	
14	Rohit Kohli	AO	
15	Sangeeta Tetsam	adm HO	
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