

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 Superintending Engineer, HUDA, ROhtak and Hisar.
4. The Estate Officer, Rohtak, Sonipat, Bahadurgarh, Panipat, Hisar, Jind, Sirsa and Bhiwani
5. All the Executive Engineer, Rohtak and Hisar Zone
6. The Land Acquisition Officer, , Hisar, & Rohtak.

Memo No.Dy.ESA(HUDA)/A.R.O/2017/ 166656

Dated:- 6.9.2017

Subject:- Proceedings of the Review Meeting of Rohtak and Hisar Zones held at Rohtak on 02.09.2017 at 11:00 A.M. onwards under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA, Panchkula.

Please find enclosed herewith Proceedings of the Review Meeting Proceedings of the Review Meeting of Rohtak and Hisar Zones held at Rohtak on 02.09.2017 at 11:00 A.M. onwards under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA, Panchkula 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 Rohtak on 02.09.2017 at 11:00 A.M. onwards under the Chairmanship of Sh. J. Ganesan IAS, Chief Administrator, HUDA, Panchkula.

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

At the outset, Chairman welcomed all the officers and informed that review meetings will be regular monthly feature so that timely action could be taken on the important issues. The agenda wise deliberations/directions are as under:

Agenda item No. 1 & 2

- **Review the status of court cases where speaking orders are to be passed in compliance with directions of different courts.**
- **Review the status of COCP'S**

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

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

It was further directed that:-

- I. Regarding the above, all the Administrators/Estate Officers have already been directed to send replies for vetting (of cases in Hon'ble Supreme Court/High Court) to head office minimum 10 days before the date of filing.
- II. Where timely replies are not being filed in courts and costs have been imposed, in view of the Chief Secretary instructions, 50% cost has to be recovered from the legal officer and balance 50% from the concerned HUDA official. It should be ensured that such a situation does not arise.
- III. Hon'ble C.M has made observations that in lower courts cases are not being defended properly. The EOs have already been instructed to send new penal of advocates (for defending cases in lower courts) to HQ for approval.
- IV. Court case monitoring system should be regularly observed by the Administrators/Estate Officers.

Thereafter, individual cases as per the agenda were explained by the DA, HUDA.

The Chairman pointed out that Panipat was worst performing station in Rohtak Zone. EO Panipat was instructed to bring the details of the pending cases to HQ on 5.9.2017 to apprise CA, HUDA about the pendency.

Specific directions were also issued in case of the following CWPs/COCP cases:-

- i. CWP No. 18130/2016:- EO Panipat to pass speaking orders immediately.
- ii. CWP No. 18433/2016:- EO Sonipat to pass speaking orders with in 1 week.
- iii. Regarding LAC matters of Hisar, Sirsa and Jind where compliance is yet to be done, Administrator, Hisar was instructed to pass the orders within 15 days.

- iv. COCP cases:-
 - a. LAO Rohtak informed that for 1 pending LAC case compliance has already been done which will be updated in the system.
 - b. EO Panipat was instructed to take necessary action regarding 14 Oustees cases by 20.9.2017 and send compliance report to HQ.
 - c. Administrator, Hisar was instructed to follow up the LAC cases where compliance was yet to be done and send report to HQ at the earliest.

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

Agenda item No.3A & 3B:- Award /Enhancement Compensation pending for payment.

- i. The CCF, HUDA informed that the information received from Rohtak and Hisar Zone regarding pending payment of enhancement compensation was in PDF format but the same was required in EXCEL format. Administrators were requested to send the desired information on proforma in EXCEL format.
- ii. Regarding award amounts to be released, Chairman directed Administrators to send the detailed break up alongwith reasons with in 15 days to CCF.

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

Agenda item No.4:- Review the details of enhancement notices

It was also apprised to the CA that the target dates were fixed in the last review meeting held on 22.5.2017 for providing all the information for fixing the additional price by the HQ but complete information of the following sectors yet to be supplied by the Eos:-

Sr. No.	Name of Urban Estate	Sector
1.	Bhiwani	23 Part- I
2.	Charkhi Dadri	8 & 9
3.	Bahdurgarh	6,7,9 MIE

Administrator HUDA Hisar and Rohtak were instructed to submit all the pending cases regarding fixation of Additional price in respect of remaining sectors of their zones with in 5 days. Further CCF was instructed to scrutinize all the details received from field offices with in 7 days.

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

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

The Chairman observed that recovery notices to the defaulter allottees are not being issued regularly and no properties have been resumed. Further, it has been noticed that under Rohtak Zone against the recoverable amount of Rs. 131.59 Crore, only Rs. 69.59 Crore have been recovered and under Hisar Zone, against the recoverable amount of Rs.1257.37 Crore only Rs. 338.54 crore has been recovered which is not a satisfactory performance. The Administrators/Estate Officers were directed to make regular and sincere efforts for recovery of outstanding amount.

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

Agenda item No. 6:- Review the Status of e-aucton.

Regarding the matter following instructions were issued: -

1. As decided in the zone wise meetings held at HUDA (HQ), the auction of saleable properties be done four times in a month (ten properties at each station) under each zone, starting from 01.10.2017.
2. Price reduction be done for un-auctioned property (put to auction) as per decision already conveyed.
3. There will be a centralized advertisement for auction by HQ for which the Administrators should send the detail of plots to be auctioned within seven days to HQ.

Some of the E.Os raised the following issues: -

- i) Whether 50% reservation for oustees should be made in case of vacant plots to be auctioned or not?
- ii) In case of EWS plots, whether reservation is to be made or not during the auction?

The Chairman informed that the decision regarding the above issues will be conveyed shortly to the Administrators/Estate Officers.

(Action to be Taken by:- CCF/Administrator(HQ)/ Administrators/Estate Officers)

Agenda item No. 7:- Review of Status of PPM Data

The Chairman observed that the overdue figures in case of Sonipat, Hisar and Sirsa Urban Estate were high. It was directed by the C.A that the overdue pendency should not exceed 40 on any day.

The Chairman further instructed as under:-

- I. The E.Os 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.
- II. Regarding digitations of plots files, the Administrators should ensure that all the facilities are provided under their stations so that the scanning work can start within 10 days.
- III. Regarding on line approval of commercial/residential building plans, it was instructed that work should be started immediately and its progress will be reviewed in the next meeting.

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

Agenda item No. 8:- Allotment of land to political Parties

The Chairman instructed that for the sites which have been allotted the possession should be offered at the earliest. Regarding the sites yet to be finalized/floated in various U.E's an early action is required at the level of concerned administrator.

(Action to be Taken by:- Administrator(HQ)/CTP/Administrators/Estate Officers)

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. Allotment of shops in Auto Market at Bahadurgarh(Ann. Code No.10137):-**
Administrator, Rohtak informed that the price fixation case has already been sent to HQ and further action was to be taken by C.T.P.
- III. Establishment of Transport Nagar at Bahadurgarh (Ann. Code No. 13698):-**
Administrator, Rohtak/Estate Officer, Bahadurgarh were directed to send detailed case to HQ as the site in Sector-12 Bahadurgarh earmarked for Transport Nagar was under litigation.
- IV. Setting up of Transport Nagar on 25 Acre of Land in Jind City.(Ann. Code No. 9745)**
Administrator, Hisar informed that the site has been identified but the plan was yet to be approved as the same was with Senior Town Planner, Hisar. C.A. HUDA instructed

that the Administrator should take early action in the matter and send proposal with in 7 days to HQ for approval of Govt.

V. Development of Commercial complex, Mall on 5 Acres Govt. land at Sirsa. (Ann. Code No. 10470)

Administrator, Hisar informed that the EOI for consultant has been floated on 29.8.2017. C.A directed the Administrator to send report to HQ. within 1 month.

VI. Construction of a 33 KV Sub-Station at Village Taruna. .(Ann.Code No. 13838)

Administrator, Hisar was instructed to send details to HQ.(C.T.P) with in 7 days.

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

Agenda item No.10:- Review of Metro Projects.

The Chairman directed Administrator, Rohtak/ Estate Officer, Bahadurgarh to take immediate necessary action on the points already discussed in the meeting held at HQ on 31.08.2017.

(Action to be Taken by:- Administrator Rohtak/EO Bahadurgarh/AP(HMRTC)

Agenda item No.11:- Review of Major Projects.

Progress of all the projects in the agenda were discussed and instructions regarding the following were issued:-

Rohtak Zone

1. 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.

It was directed by the C.A. that the possession of the balance road length should be taken over by the EE from EO Rohtak and work should be started and completed at the earliest.

2. 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 to take early action in the matter.

3. Providing master water supply, D.I. rising main from water works Sector-34 to 5,6,7 etc. Rohtak.

EE Rohtak informed that the work has already been completed in the HUDA portion. However, the work is yet to be taken up by the Railway department in their portion for which HUDA has already deposited Rs. 1.18 Crore with them. Chairman directed CE-1, HUDA to put up a D.O letter addressed to the concerned Railway Officer immediately.

4. Construction of Stadium in Mela Ground Sector-11 Bahadurgarh.

EE Bahadurgarh informed that the work of Athletic pavilion and Athletic Track has already been completed and the land for Basket Ball and Volley Ball courts has been released. Chairman directed C.E-I, HUDA to get the project finalized for inauguration.

5. Construction of 65mtr wide master road between sector 30/37 to 34/35 Sonipat.

EE Sonipat informed that out of 4520 mtr. length the work has already been completed on 4400 mtr and the work on balance 120mtr could not be taken up due to encroachment. Chairman directed EO, Sonipat to get the encroachment removed at the earliest.

6. Construction of 45mtr wide master road between sector 26-26A to 26/33 Sonipat.

EE Sonipat informed that out of 6490 mtr. Length, the work has already been completed on 5790 mtr and the work on balance 700 mtr could not be taken up due to encroachment on 500mtr length and non acquisition of 200 mtr long stretch.

Chairman directed EO, Sonipat to get the encroachment removed and take up the matter for acquisition also at the earliest.

7. Construction of Roads in Sector-21(Res.) & 21A(Res.) Rohtak.

EE Rohtak informed that the action under clause-III has already been taken against the contractual agency for not completing the work in Sector-21 and for not starting the work in Sector-21 A. Chairman directed the EE to take early action for calling the tenders at risk and cost of the original agency.

Hisar Zone

1. Providing external SWD scheme in Sector-1,3,4,5, 23, 24 & MGA, Hisar.

EE-I, Hisar explained that the work of laying RCC pipes has already been completed in 2012. Further, for providing external drain along NH-10 the permission from NHA is yet to be received and for construction of pumping station 0.5 acre land owned by GLF is yet to be transferred to HUDA. Chairman directed EO, Hisar to take early action for getting transferred the land from GLF to HUDA.

2. Providing external Sewerage scheme Sector 6, 7, 8 & 9, Jind.

EE-I, Hisar informed that the allotted work is in progress and for the balance work the DNIT will be prepared after permission from Forest Department is received. Chairman Directed EE to take early action in the matter for executing the balance work.

3. External Sewerage Scheme in Urban Estate, Fatehabad

EE-II, Hisar informed that the work of STP already stands completed and the trial run had started. However, the work of boundary wall around STP site was held up for decision of rasta to the farmers under give and take of land. Chairman directed CE-II to get the matter finalized from CTP, HUDA.

4. Providing Internal roads in Sector-9, Fatehabad

EE-II, Hisar informed that the estimate for the work was under approval but the work was being executed against the saving of estimate of providing Sewerage and SWD Scheme. Chairman directed CE-II, to discuss the matter with complete details.

(Action to be Taken by:- CCF/CE-1& II/ SE Rohtak, Hisar/all XEN's)

In addition to above the following issues were also discussed:-

i. Status of CM window.

The Chairman directed the Administrators/Estate Officers to regularly monitor the status and take quick action on the pending grievances, especially of year 2015 and 2016.

ii. Employees of HUDA sent to MC.

The Chairman directed Administrator Rohtak/Hisar to send the issues relating to the matter to HQ as a meeting is shortly to be held between HUDA and ULB.

iii. Handing over of Possession of Ashiana Flats at Rohtak.

EO Rohtak informed that the possession of 576 Ashiana Flats constructed at Rohtak is to be handed over to the beneficiaries but the finishing work is yet to be completed. EE, Rohtak explained that the work of construction of 576 flats was completed in 2012 and finishing work was left, to be completed at the time of possession, but the allotment of flats was done in 2016. Matter for the finishing work etc. was pursued with the contractual agency but the agency has not given positive response. Hence, action under clause-III for calling tenders at risk & cost has been initiated.

iv. Bank charges for deposition of water and sewer charges.

The EEs present informed that the residents were complaining about Rs.10/- being charged by the Banks while depositing water and sewer bills, which was not appropriate. Chairman directed CCF, HUDA to look into the matter and directed CE-1 & II to submit the list of the surplus staff earlier deputed in the bills sections for preparing and receiving water/sewer charges bills.

v. Constructions of 33KV Sub Station in HUDA / Colonizer Areas.

EE(Electrical) raised the issue of construction of substation in HUDA / colonizer areas which was either to be executed by the DISCOMS or by HUDA. Chairman directed CE-II to discuss the matter with him.

(Action to be Taken by:- CCF/CE- I & II/SE Rohtak, Hisar/All Xens)

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