

Proceedings of the meeting held on 1.12.10 under the chairmanship of Sh. K.K. Jalan, IAS, Financial Commissioner & Principal Secretary to Government of Haryana, Town & Country Planning to review the action taken on the decisions of meeting dated 10.10.2010.

The list of officers who attended the meeting is at Annexure-A.

At the outset FCTCP informed the officers that some States have already implemented the **Right to Service Act** and the proposal to enact Right to Service Act is under the active consideration of the Government of Haryana. Once enacted, the officers will have to face penalties for failure to dispose of the files/execution of works within the stipulated time frame. FCTCP urged the officers to equip themselves for the proper implementation of the proposed Right to Service Act in the State.

Item No. 1: ASHIANA SCHEME

AMBALA- It was decided that a small advertisement inviting applications from all eligible categories may be issued and wide publicity for the same may also be given in the areas where Government/Municipal land has been encroached, by distributing small pamphlets among the encroachers. Thereafter, Estate Officer will organize camps in these areas for helping the eligible persons to fill in the forms. After the receipt of the applications, the eligibility of the applicants may be determined from the Committee constituted for the purpose within one month.

(Action by CTP/EO Ambala)

JAGADHRI -The Executive Engineer, Karnal, informed that the complete area earmarked for the construction of flats is not in the possession of the Engineering Department. At that FCTCP directed the Administrator (P) to conduct an enquiry so as to find out the officer responsible for not pointing it out at the relevant time. Estate Officer, Jagadhri, was directed to sort out the problem.

(Action by Admn(P)/ EO Jagadhari)

PANCHKULA-FCTCP directed the Estate Officer, Panchkula, to get the eligibility of the applicants determined within 15 days and thereafter the process of allotment of flats be completed within next 15 days. The total process of shifting the eligible jhuggi dwellers to these flats must be completed within three months.

(Action by EO, Panchkula)

FCTCP also directed the STP (P) to identify the sites for setting up **Nursery Schools** for the convenience of the children of the families rehabilitated under the Ashiana Scheme.

(Action by STP)

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

Jagadhri Office Building, Sector-21- It was decided that the proposal to purchase the furniture along with networking plan for making the office functional should be finalized by March, 2011.

(Action by EO Jagadhari/SE Karnal)

Kaithal Workshop Building- S.E. HUDA, Karnal explained that the work of Administrative Block and Workshop are likely to be completed by 31st December, 2010 and parking with CC specification is likely to be completed by 28 Feb., 2011. Transport Department is required to construct Effluent Treatment Plant, Washing System etc. but the work for the same has not been taken in hand. F.C.T.C.P. desired that a letter may be written to Transport Department for carrying out the work simultaneously so that the project is completed within stipulated period.

(Action by CE-I)

Issues relating to National Highway and Railways-During the discussion of peripheral road in Pinjore- Kalka Urban Complex FCTCP desired that all the pending issues with National Highway Authorities & Railways be taken up on priority and a consolidated report be submitted to him immediately so that meeting is organised with concerned officers of Government of India.

(Action by CE-I)

Extension of time limit—FCTCP directed that time limit of various works be got approved from the competent authority before expiry of time limit.

(Action by SEs)

Club Building sector 1, MDC PANCHKULA ---FCTCP directed to initiate the process of appointing the Manager and finalising the rules/regulations.

(Action by Admn(P)/CCF)

Carriage of water from Kaushalya Dam -- FCTCP directed to take up the matter with Himachal Government for issuing suitable instructions to industrial units for stopping the discharge of effluents in the Kaushalya River. It was also desired by him to get the water samples tested.

(Action CE-I)

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

The balance sectors of Kurukshetra be uploaded within 15 days.

(Action by EO KKR)

Chief Controller of Finance, HUDA shall review progress of implementation of PPM and FAS in each estate office and submit a report to CA and FCTCP on 10th and 20th of every Month.

(Action by CCF)

Single Window Services at each estate office shall be strengthened. All the applications which are put on hold in the system shall also be discussed along with the pendency report.

(Action by all EOs)

The cases pending in the court of FCTCP be also entered in the CCTS Software for monitoring.

(Action by DA)

While constructing the new HUDA Office buildings proper Networking of LAN and electrical cabling be ensured.

(Action by SEs)

Floor wise registration shall be implemented within the next 15 days. Administrator (HQ) to submit the status report.

(Action by Admn(HQ) and GMIT)

Agenda Item No.4 - Status of land acquisition and Status of acquired land & Status of Utilization of Acquired Land.

i) FCTCP directed the Administrator (P) to identify at least 2500 acres of land for acquisition. After discussion with the Chief Administrator he should then ensure that JSIC meetings of the identified land are held by 31st January, 2011. STP assured the FCTCP that necessary structure plates shall be prepared in time so that JSIC meetings are held before the target date.

(Action by Adm(P)/STP)

ii) Ambala Sec. 40, 40A, 41, 41A, 41B, Peripheral Road & Saha Sec.4-5-6 – It was decided that fresh JSIC of the land may be held before 31st January, 2011.

(Action by Admn(P)/STP)

iii) Ambala Sector 22 – The LAO was directed to supply the required information to Executive Engineer, HUDA, Ambala, who shall then prepare the survey plan within 15 days.

(Action by LAO/XEN Ambala)

iv) Ambala Sector 23 – It was decided that the exchange proposal with M/s Vatika may be finalized within 15 days so that the process to utilize the HUDA land is started at the earliest.

(Action by Admn(P) /STP)

v) Jagadhri Sector-13 – LAO informed that the award of the land shall be announced within 15 days.

(Action by LAO)

vi) Jagadhri Sec. 23 – The Executive Engineer was directed to provide the dimensions of the area to DTP for the preparation of layout plan.

(Action by STP/DTP Jagadhari/ XEN Karnal)

vii) Jagadhri Sec. 22 & 24 Part – LAO was asked to supply necessary information to DTP so that Lay Out Plans are prepared at the earliest.

(Action by LAO)

viii) Jagadhri Sec. 14, 20, 21, 19, 25, Peripheral Road etc. – STP informed that the videography of the sectors shall be arranged and sent to DUE within 15 days.

(Action by STP)

ix) Jagadhri Sector 35 Transport Nagar – The Executive Engineer, HUDA, Karnal, was directed to provide the survey plan to the DTP Jagadhri within 15 days.

(Action by XEN Karnal)

x) JAGADHRI – The possession of about 132 acres of land has not been taken so far because of the orders of the Hon'ble High Court/Supreme Court. LAO was directed to make efforts for getting the stay vacated and in case the writ petitions have been admitted then he should file application for early hearing.

(Action by LAO)

xi) Kurukshetra Sector 28, 29, 30, 33 & Road – It was decided to hold a fresh JSIC before 31st January, 2011.

(Action by LAO & DTP KKR)

xii) KURUKSHETRA – LAO was directed to hand over the possession of 162 acres of land to EO Kurukshetra.

(Action by LAO)

xiii) Kaithal Sector 30 Part, 31 – It was decided to hold a fresh JSIC before 31st January, 2011.

(Action by Admn(P)/STP)

xiv) Kaithal Sector 33 Part – It was decided to hold a fresh JSIC before 31st January, 2011.

(Action by Admn(P)/ STP)

xv) Sector 27, 28 & 30, Pinjore-Kalka Urban Complex – LAO was directed to arrange copies of the documents from the records of the Hon'ble High Court and provide the necessary information to XEN-II so that dimensions of the land can be provided by him to DTP for the preparation of layout plan.

(Action by STP/LAO /XEN-II)

xvi) PANCHKULA – LAO was directed to make efforts for vacation of stay relating to the land in Sector 2, 3, 4, 5, 27, 28 & 30 of Pinjore-Kalka Urban Complex and Sector-20 Panchkula.

(Action by LAO)

Agenda item No.5: Review of Recoveries

CCF informed that targets for the sale of commercial sites are not being met by the Estate Officers. Some of the Estate Officers informed that it was not possible to sell the commercial sites at the present reserve price. In view of this it was decided that the Estate Officers shall send proposals for downward revision of reserve price and thereafter put those sites to auction for which there is a demand from the public.

(Action by Admn/ CCF/ All EOs)

Agenda Item No.6: Status of Occupation Certificate

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

Agenda Item No.8: Status of Transfer permission

FCTCP took a serious view of the pendency of Occupation Certificates, building plans & Transfer permissions particularly in Panchkula and Karnal urban estates. He directed the Estate Officers to send a detailed report on all the pending applications on his e-mail giving reasons for the delay in the disposal of these applications. After the examination of reports he would order suitable action against the officials/officers responsible for delay. He further directed them to review the pending applications every Friday and send the report to Chief Administrator/ Administrator.

Agenda Item No.9: Status of oustees claims

i) AMBALA – The Estate Officer, Ambala, was asked to send the proceedings of the Screening Committee meeting to Mr. Aurbind Sharma the then Estate Officer for his signatures and in case he refuses to sign the proceedings then the case may be referred to the Chief Secretary, Haryana, for taking action against him.

(Action by EO Ambala)

ii) JAGADHRI – LAO was directed to complete the verification of the claims within 15 days and the Estate Officer, was asked to put up these cases before the Screening Committee within the next 15 days.

(Action by LAO /EO Jagadhari)

iii) PANCHKULA – EO/LAO was directed to complete the verification of the claims pertaining to Sector 25 to 28 Panchkula within 15 days.

(Action by EO(P)/LAO)

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

i) AMBALA – EO was asked to hold the draw of plots after giving one more opportunity to the allottee within one month.

(Action by EO Ambala)

ii) KARNAL – Admn(P) was directed to send all the cases to HQ for the allotment of alternative plots.

(Action by Admn(P))

iii) KAITHAL – CTP HUDA was asked to put up the case to Chief Administrator for the allotment of alternative booths within 10 days.

(Action by CTP)

iv) PANCHKULA – EO was asked to send all the cases of allotment of alternative plots within 15 days.

(Action by EO (P))

Agenda Item No.11: Status of condonation of delay

It was observed that there are several cases where the allottee had failed to deposit 25% amount within the stipulated time but the Estate Officers have not floated those plots even though those allotments were made several years back. In view of this, it was decided that all the Estate Officers shall get these plots floated/auctioned at the earliest unless the court of competent jurisdiction has granted any stay against re-allotment of the plot.

(Action by all EOs)

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

It was decided that the Estate Officers should immediately take the possession of resumed sites where there is no stay against dis-possession and then put these properties to auction in case of commercial sites. The residential plots should be floated at the earliest.

(Action by all EOs)

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

It was revealed in the meeting that following residential plots are vacant: -

Urban Estate	Plots Available
Ambala	20
Jagadhri	119
Karnal	75 & 1400
Kaithal	5
Kurukshetra	75
Panchkula	240

It was decided that the Committee constituted for the purpose i.e. of Estate Officer, District Town Planner & Executive Engineer shall certify that these plots are ready for floatation i.e. there is no encroachment and that the plots are available at site and once that process is completed. CTP shall issue the advertisement for the same.

(Action by CTP HUDA & all EOs)

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

AMBALA -The Estate Officer was asked to remove the encroachments on HUDA land where there is no order of the court against dispossession. Regarding 3.2 acres of land, EO was asked to make efforts to get the stay vacated at the earliest.

(Action by EO Ambala)

JAGADHRI – Estate Officer was asked to remove the encroachment of 0.60 acres of land where there is no stay against dispossession and for 0.94 acres of land which has been encroached by religious bodies, he should refer the case for their regularization under the HUDA policy.

(Action by EO Jagadhari)

KARNAL –Estate Officer informed that on the request of the Deputy Commissioner, Karnal, FCTCP agreed to order the planning of Ashiana scheme in Sector 14 Part-II and thereafter the encroachment in Sector 14 Part-II and Sector-12 may be removed and the displaced persons may be accommodated in the flats constructed under the Ashiana scheme.

(Action by EO, Karnal)

KAITHAL – Estate Officer was asked to remove the encroachment from 10.74 acres of land where the court has not granted any stay against dispossession and he should also make efforts to vacate the stay in respect of 1.08 acres of land where there is no stay against dispossession.

(Action by EO Kaithal)

PANCHKULA – It was observed that there are basically five types of encroachments in Panchkula Urban Estate.

(i) Clusters of jhuggi dwellers – These encroachments shall be removed by shifting the eligible applicants to flats under the Ashiana Scheme. Those encroachers who are not found eligible under the Ashiana Scheme shall be removed without further notice in view of the orders of the Hon'ble High Court.

(ii) Encroachment by Religious bodies—The Estate officer shall examine these cases and get recommendations of the Committee for their regularisation if these sites meet the criteria prescribed in the policy. In other cases EO (P) shall remove the encroachments in due course of law.

(iii) Encroachment on HUDA land around Abadi Deh of villages—EO shall arrange copies of the letters sent to Survey of India by the office of FCR Haryana so that matter is taken up with the Ministry of Mines for expediting the demarcation of these areas. The constructions found on HUDA land on the basis of the demarcation by Survey of India shall thereafter be removed by the EO in due course of law.

(iv) Encroachment where there is stay against dispossession—EO to make efforts to get the stay vacated and then take possession of the land.

(v) Any other encroachment on HUDA land shall be removed by EO after following the procedure.

(Action by EO (P))

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

The Chief Administrator directed all the Estate Officer to ensure that commercial activities are not run from residential areas because that seriously affects the viability of commercial areas developed by HUDA.

(Action by all EOs)

Agenda Item No.16: Status of disciplinary cases

The Chief Administrator directed all the Estate Officers to send their comments on the replies submitted by the delinquents so that disciplinary cases pending against them are finalized at the earliest.

(Action by all EOs)

Agenda Item No.17 Status of appeal cases U/S 17(5) of HUDA Act

The Administrator, Panchkula, was asked to dispose of the pending appeals in a time bound manner.

(Action by Admn(P))

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

All the Estate Officers were directed to send their comments on the orders of the various Forums/Courts alongwith their recommendation for filing the appeals or for

implementation of the order so that a final decision is taken within the limitation period. The Chief Administrator also asked the Estate Officers to ensure that parawise comments on various writ petitions are sent by them to the concerned advocates so that written statement is filed in time. The Chief Administrator directed the Estate Officers to review the pending court cases every week so as to ensure that all necessary assistance required by the counsel for defending the case of HUDA is supplied by the office before the date of hearing.

(Action by all EOs)

Additional Agenda

1. Amended Allotment Letter-CCF HUDA was directed to get the draft of allotment letter approved within one month.

(Action by CCF)

2. Amendment of HUDA Act, Rules & Regulations-CA HUDA was requested to constitute different Committees which should give their recommendations for amendment of different provisions in view of the difficulty faced in their implementation. These Committees shall also identify the areas where existing provisions are silent and such cases are referred to HQ for decision on case to case basis which causes delay and inconvenience to the allottees.

(Action by CA HUDA)

3. Inspection of development Works – All the S.E.'s were directed to send progress/inspection reports of works fortnightly to FCTCP, CA & Administrator **through email**.

(Action by SEs)

4. Identification of problems of different urban Estates---Directions were issued in the last review meeting for identifying problems urban estate/sector wise. Except EO Ambala none of the Estate Officers has completed this exercise. FCTCP directed all the Estate Officers to identify the problems and send the reports to FCTCP/CA/ Admn(P)/ CTP HUDA/SEs/ STP(P). An action plan to solve these problems shall be completed with in one month. The action taken report shall then be reviewed by Admn(P) on monthly basis.

5. Policy of communication Towers-- CTP HUDA was directed to formulate a detailed policy in this regard in consultation with DA HUDA and then put up the same for the approval of competent authority.

(Action by CTP/DA)

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