

**Through e-mail only**

From

The Chief Administrator,  
HSVP, Panchkula.

To

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

Memo No:-Dy. ESA/Astt/ 152431

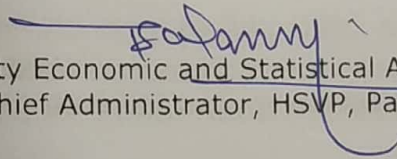
Dated:- 21/9/21

**Subject: - Proceedings of the meetings of HSVP officers held on 27.08.2021, at 10.00 A.M of all Zones through Video conference, under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP, Panchkula.**

Pl find enclosed herewith Proceedings of the meetings of HSVP officers held on 27.08.2021, at 10.00 A.M of all Zone through Video conference, 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 27.08.2021, at 10.00 A.M of all Zones through Video conference, under the Chairmanship of Sh. Ajit Balaji Joshi, IAS, Chief Administrator, HSVP, Panchkula.**

**Agenda Item No. 1. Planning of all unplanned acquired sectors of HSVP:-**

- (i) CTP HSVP pointed out that there are 20 unplanned sectors of HSVP in different zones. The list of such sectors was also discussed in the meeting. Chief Administrator HSVP directed that the list may be shared with respective zonal Administrators with the request to get the pending layout plans finalized. Accordingly, a copy of the list is attached at 'Annexure-I'.

**(Action by Zonal Administrators, STPs & DTPs)**

- (ii) CA HSVP also pointed out that a list of 15 sectors where development works are in progress has been finalized for giving priority in completion of the pending works and thereafter, auction of available plots in these sectors. Similarly, a list of 10 new sectors has also been finalized for taking up of development works on priority. He directed to share the list of such sectors with Zonal Administrators and Estate Officers. Copies of the list of 15 sectors and 10 sectors are attached at Annexure-II & III.

**(Action by Zonal Administrators, CE-I & II)**

**Agenda Item No.2:- Planning of all land pockets earmarked as 'unplanned land', 'undetermined use' and 'HSVP land', 'incidental open spaces' in acquired and developed sectors:**

CTP HSVP pointed out that many areas in already planned and developed sectors are earmarked as 'unplanned land', 'undetermined use' and 'HSVP land', 'incidental open spaces'.

CA HSVP directed that such land pockets may be identified and planning of the same be got finalized within next 15 days.

**(Action by Zonal Administrators, STPs & DTPs)**

**Agenda Item No. 3. Planning of all unplanned Shopping Centres:-** CTP HSVP pointed out that many Shopping Centres, Shopping belts, Convenient Shopping Centres etc. in already planned and developed sectors have yet not been planned.

CA HSVP directed that such land pockets may be identified and planning of the same be got finalized within next 15 days.

**(Action by Zonal Administrators, STPs & DTPs)**

**Agenda Item No. 4. Re-planned of all un-allotted sites earmarked for community facilities as per revised norms:-**

CTP HSVP pointed out that the norms for provision of community facilities were revised in the year 2018 and the field offices were requested to replan the unsold sites as per the latest planning norms. Planning of the same is awaited.

CA HSVP directed that all such land pockets may be identified and planning of the same be got finalized within next 15 days.

**(Action by Zonal Administrators, STPs & DTPs)**

**Agenda Item No. 5. Re-planning of community sites allotted free of cost or on nominal lease to various government departments and identify the land for monetization by HSVP:**

CTP HSVP pointed out that HSVP had allotted many community facility sites to various Government departments free of cost or on nominal lease. In case of 220KV Substation sites allotted in Gurugram, about 46 acres unutilized land available even after construction of substations can be taken back from HVPNL.



CA HSVP directed that all such land pockets may be identified and planning of the same be got finalized within next 15 days. CA HSVP also directed Administrator HSVP, Gurugram to initiate action for taking back the un-utilised land available in the sites earmarked for Electric Sub-Stations at Gurugram. CTP HSVP was directed to send a reference in this regard to Administrator HSVP, Gurugram today itself.

**(Action by Zonal Administrators, STPs & DTPs)**

### **Annexure-I**

#### **Pending Layout Plans**

<b>Sr. No.</b>	<b>Zone &amp; Sector</b>
	<b>Gurugram Zone</b>
1	Sector-5A, Dharuhera
2	Sector-7, Rewari
	<b>Panchkula Zone</b>
1	Sector-32, Panchkula
2	Sector-3, 4, 5, Pinjore
3	Sector-29, HMT, Pinjore
4	Sector-22, Ambala
5	Sector-9, 14 & 28(part), Kurukshetra
6	Sector-46 & 47, Kurukshetra
7	Sector-13, 23, Jagadhari
	<b>Rohtak Zone</b>
1	Sector-19, Panipat
2	Sector-13, Gohana
3	Sector-10, Jhajjar
4	Sector-18, Sonipat
5	Sector-36A, Rohtak
6	Sector-6, Sampla
	<b>Hisar Zone</b>
1	Sector-5, Fatehabad Demarcation plan
2	Sector-9-11, Water works
3	Sector-13(part), Hospital site

**Annexure-II****Information regarding development of 15 No. new Sectors which can be floated/ e-auctioned**

Sr. No.	Name of Urban Estate	Sector	Status of development works	No. of plots which can be floated/ e-auctioned	Total requirement of funds for development (₹ in Crore)
1.	Ambala	26	Development works are in progress	432	4.25
2.	Gharaunda	9-Part	The development works are in progress.	294	4.00
3.	Hisar	24	Yet to be started due to non finalization of revised layout plan	226	4.00
4.	Bhiwani	13	Work has been started at site on the vacated land.	143	2.00
5.		23-Part-II	Development works completed except in front of plot no. 1219 to 1223. Report regarding plots which can be floated stands submitted to Estate Officer, HSVP, Bhiwani vide EE-I, Hisar office letter dated 10.11.2020	221	0.00
6.	Pinjore	27	Layout approved	383	45.00
7.	Faridabad	76	Development works completed	173	6.50
8.	Taoru	11	The work has been allotted on dated 16.04.2021. The work is in progress. The work will be completed upto 31.12.2021.	250	7.00
9.	Gurugram	52	In lieu of 24(2) cases	150	1.00
10.	Mahendergarh	9A (Part), 10 & 11 (Part)	Report regarding civil development works of 120 plots has been intimated to the Estate Office, Rewari by EE, Rewari office Memo no.27738 dated 13-02-2020.	120	1.00
11.	Rewari	19	Plots as per intimated by the Estate Office, Rewari, Estimate for development works of newly cleared pockets i.e. water supply, sewerage and roads amounting to Rs. 122.55 Lacs is under process for approval at HQ level.	50	1.85
12.	Gohana	16	No development work carried out yet, demarcation plan is under approval.	-	10.00
13.	Rohtak	27-28 (Part) & 26 (Part)	Development works are in progress and to be completed by 15.09.2021 for 191 plots. Thereafter, 2200 plots to be developed upto March, 2022.	191+2200 = 2391	30.00
14.		25	Work in progress	627	1.55
15.	Bahadurgarh	1	Layout yet to be finalized	200	5.00
<b>Total</b>				<b>5660</b>	<b>123.15</b>

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**List of 10 No. Green Field Sectors which can be developed on the pattern of Infrastructure Development Trust Model of NHAI**

<b>Sr. No.</b>	<b>Name of Urban Estate</b>	<b>Name of Sectors</b>	<b>Total Number of Sectors</b>
1.	Faridabad	75, 80	2
2.	Panchkula	32	1
3.	Pinjore Kalka Urban Complex	28, 29 (HMT)	2
4.	Rewari	5, 20, 21	3
5.	Sonipat	6	1
6.	Dabwali	6P & 9P & 10	1
		<b>Total</b>	<b>10</b>

**Agenda Item No. 6 Achievement in Recoveries of Outstanding Dues:-**

The Chairman reviewed the target amount assigned to every Estate Officer and showed his displeasure for not achieving the targets as per the targets given by them. The following directions were passed:-

1. All the Estate Officers will inform regularly to the concerned Zonal Administrators in respect of recovery.
2. If recovery is not made as per the target amounts, the same is to be reflected in the ACR of concerned Estate Officer.
3. All Estate Officers will also prepare the list of all properties in which the amount is to be recovered from the Govt. Offices/Corporation and send at the HQ by 2<sup>nd</sup> September, 2021.

**Action by: - All Administrator, All Estate Officer/ C.C.F**

**Agenda Item No. 7 Status of LOI for e-auctioned Properties:-**

The Enforcement Officer apprised that the status of pending LOIs alongwith the details of plots in which allotment money(15%) and Installment money (75%) is yet to be recovered by the various urban Estate. A list of same with detail plot no. has already circulated among the Estate Officer on 26.08.2021 and response to that the reports has not been received except Estate Officer Ambala and Jagadhari. There are 1051 no of plots in which LOIs have not been issued so far. The Chief Administrator showed his displeasure and directed the concerned estate officer to issue all the pending LOIs as well recover the allotment and installment money and send the report at HQ by 3<sup>rd</sup> September, 2021.

Apart from that it has been apprised by the Enforcement Officer HSVP that despite many reminders, the reports of un-allotted residential, commercial and institutional plots have not been received from EO Rohtak, Panchkula, GGN-1&2, Faridabad and Karnal along with status of resumed plots from EO Faridabad. The Chairman directed the concerned EOs that the desired reports must be supplied by 31.08.2021 positively.

**Action by: - All Administrator, All Estate Officer/ C.C.F**

**Agenda Item No. 8:- Uploaded the payment of enhanced Compensation and Original Award.**

The Chairman reviewed the uploaded payment of original award/enhancement and found the same unsatisfactory. He showed his displeasure for uploading the very less amount as detailed below:-

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Sr. No.	ZONE	ORIGINAL AWARD	uploaded on Indusind Portal (Pending at Land Acquisition Officer)	uploaded on Indusind Portal (pending at Releaser)	G.TOTAL	BALANCE (ORIGINAL AWARD)	SUPREME COURT	uploaded on Indusind Portal (Pending at Land Acquisition Officer)	uploaded on Indusind Portal (pending at Releaser)	G.TOTAL	BALANCE (SUPREME COURT)
			(A)	(B)	(A+B)			(C)	(D)	(C+D)	
1	PANCHKULA	284.23	242.29	0.00	242.29	41.94	205.19	0.42	0.00	0.42	204.77
2	HISAR	144.18	132.77	0.00	132.77	11.41	140.16	51.15	108.33	159.48	-19.32
3	FARIDABAD	214.81	0.00	221.36	221.36	-6.55	245.52	0.00	37.67	37.67	207.85
4	ROHTAK	1034.24	0.00	0.00	0.00	1034.24	224.43	0.00	0.00	0.00	224.43
5	GURUGRAM	1802.04	657.29	213.53	870.82	931.22	2038.59	54.54	0.00	54.54	1984.05
	TOTAL	3479.50	1032.35	434.89	1467.24	2012.26	2853.88	106.11	146.00	252.11	2601.77

Accordingly all the Land Acquisition Officer will upload the payment of Original Awards and also send the case to the concerned Zonal Administrator for issue the sanction which have been finalized up to Hon'ble Supreme Court and also cover under the instructions dated 1.12.2020.

**Action by: - All Administrator, All LAO/ C.C.F**

**Agenda Item No. 9:- Mutation of land in favor of HSVP.**

The Chairman expressed his displeasure for not taking effective steps by the Estate Officers for sanctioning of mutations despite sending the reminder to the Estate Officer. The Administrator, HSVP, Panchkula apprised CA that report of mutation of Sector 32 and 33 has also not been received from Estate Officer Karnal despite sending so many reminders. Due to the non receipt of report sanction of enhanced compensation is not being issued and HSVP in bearing interest liability @ 15% Per Annum

The Chief Administrator directed to the Estate Officer Karnal to file applications for recording the mutation in favour of HSVP immediately and send the report at HQ with in 7 days.

**Action by: - All Administrator, All Estate Officer/ C.C.F**

**Agenda Item No. 10:- Status of pending Execution for Payment.**

The Chairman expressed his displeasure for not taking effective steps by the Land Acquisition Officers and not defends the case properly in the Executive Court. It was directed every Land Acquisition Officer shall send the information to the zonal administrator in the following Performa by 2<sup>nd</sup> September, 2021:-

Sr. No.	Name of Land Owners	Name of Award	Purpose of Acquisition	Date of Decision and case decide up to 1. ADJ Court 2. High Court 3. Supreme Court.	Execution NO.	Name of Executing court	Date of hearing	Remarks if any

**Action by: - All Administrator, All LAO/ C.C.F**

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