

Minutes of the 2nd meeting in the year 2018 of Governing Body of HEWO held on 15.05.2018 at 11.00 A.M. under the Chairmanship of Dr. J. Ganesan, IAS, Chief Administrator, HSVP-cum-Chairman HEWO in his office room at C-3, HSVP Complex, Sector-6, Panchkula.

The following were present:-

1. Ms. Gauri Midha, HCS,
Secretary, HSVP, Panchkula
2. Sh. V.K. Kalra, C.E
HSVP, Panchkula
3. Sh. Naresh Mehtani
Chief Town Planner,
HSVP, Panchkula
4. Sh. Satyavir Sabharwal
STP, HSVP, (HQ) Panchkula
5. Sh. Sanjiv Chopra,
S.E. HSVP, Panchkula
6. Sh. Hem Raj Yadav
Chief Architect, HSVP Panchkula
7. Sh. Sanjay Sharma, GM (IT)
HSVP, HQ, Panchkula
8. Sh. Rakesh Kashyap
Sr. A.O. HSVP (Audit)
Cum-Joint Secretary, HEWO

Sh. Rajesh Jindal, IRS, Chief Controller of Finance HSVP-cum-Managing Director, HEWO was also present in the meeting.

Agenda Item:

Confirmation of minutes of the meeting of Governing Body of HEWO held on 18.05.2017

and

Follow up action on the decisions taken by Governing Body of HEWO in its meeting dated 08.01.2018.

Confirmed and noted.

Agenda Item No.1

Architectural consultancy services for Group Housing Projects at GH Site Sec-19 and GH-21, Sec-21D, Faridabad.

In the beginning of the meeting, it was suggested by Sh. Naresh Mehtani, Chief Town Planner, HSVP, Panchkula that the amount of increased FAR should not be equally recovered from the old & new members of HEWO Scheme-II, Faridabad, but should be recovered proportionally. After detailed discussions following decisions were taken:-

1. HEWO must go for higher FAR from existing 1.75 to 2.5 for site falling in Sector-19, Faridabad which is permissible as per TOD policy to make the project more viable.
2. The cost of increased FAR to be bought under TOD policy will be borne by the new members and as well as old members for the increased FAR as per TOD policy.
3. If the size of the dwelling unit of the existing old members, is increased on account of increased FAR due to TOD Policy, the existing members shall be required to pay proportionate of increased FAR in the increase of the size of the respective dwelling unit. However, if the increased FAR purchased under TOD Policy, is used for the increasing number of dwelling units, the new memberships allotted in future shall be required to pay the cost at which increased FAR, is purchased under TOD Policy.

For example, as per para 11 of the TOD Policy of HSVP, issued under Memo No.CTP/STP(S)/AM238227,238230 dated 14.12.2017, the approximate charges for per square meter of additional covered area due to purchasable FAR of GHS at Faridabad is Rs.8,500/- per sq. mtr. If the Dwelling Unit size of existing unit is increased by 10 sq.mtr. from 150 sq.mtr., the existing members shall be required to pay the amount of Rs.85,000/- for 10 sq. mtr. increased area plus original land cost payable in respect of 150 sq. mtr. at allotment rate i.e. Rs.2,479/- per sq.mtr. for FAR of 1.75 of covered area whereas any membership allotted in future on account of FAR purchased out of TOD, the same will require to pay the cost of FAR @ Rs.8,500/- per sq.mtr. of covered area i.e. if the size of dwelling unit is 160 sq.mtr., he will be required to pay Rs.13,60,000/-.

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4. HEWO will apply to Estate Officer, HSVP, Faridabad for change of zoning of Plot GH Sec-19, Faridabad under the TOD policy and get new zoning plan issued from competent authority for 2.5 FAR against already approved zoning of 1.75 as per policy dated 14.12.2017 (TOD). Thereafter, calculation of cost of extra area will be possible and same shall be recovered from the new members as well as old members.
5. HEWO will submit the building plans of GH-20, Sec-21D, Faridabad as per approved FAR of 1.75. However, working drawings of the same will be prepared and issued by the consultant Architect by compounding of the same by increasing FAR to the tune of 7% of 1.75 i.e. by considering FAR of 1.82. However, the same will be compounded at the time of applying occupation certificate to EO. HSVP, Faridabad only.
6. Chief Architect, HSVP raised some observations regarding size of kitchen and drawing room. It was decided that the Architect of HEWO will discuss the drawings with Chief Architect, HSVP for obtaining his consent.

Agenda Item No.2

HEWO Scheme-II, Faridabad-Suggestions of members.

After detailed deliberation, it was decided that:-

- i. No members of Governing Body including other working personnels i.e. Project Manager & Site Engineer, HEWO are required to be changed.
- ii. The e-tendering will be done for construction work of the projects.
- iii. The consultant architect will provide the definition of semi finished and finished flats to enable the Governing Body to take further decision.
- iv. The Governing Body did not agree regarding execution of conveyance deed as flats can be sold to outside people who may create un-necessary litigation/hindrance during construction.

Agenda Item No.3

Regarding refund of surrendered membership No.12206 against Deluxe flat No.603 of HEWO Society at GH-38, Sector-65, Faridabad (Sh. Brij Mohan).

The Governing Body agreed to continue with the decision of its meeting held on 08.01.2018 which is as below:-

"After detailed deliberation it was observed that sufficient funds in HEWO Scheme-III are not available and it is not possible to transfer the funds from HEWO Scheme-II as construction work of HEWO Scheme-II is to be started shortly. Besides this HEWO has already transferred Rs.9.50 crores approximately from this scheme. Therefore, it was decided that refund may be made to the applicant only after resale of his flat".

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Agenda Item No.4

Request from the officers of HSVP, Urban Estate and Town & Country Planning Department for membership and allotment of flat of HEWO -- enrolment of new members.

Deferred for next meeting.

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