

**SUBJECT: MINUTES OF MEETING HELD ON 18.12.2014 UNDER THE CHAIRMANSHIP OF SH MANOHAR LAL KHATTAR, HON'BLE CHIEF MINISTER, HARYANA WITH REPRESENTATIVES OF CREDAI.**

The following officers/ representatives of colonisers attended the meeting:

On behalf of the Government:

1. Sh. Sanjeev Kaushal, IAS, Principal Secretary to Chief Minister, Haryana;
2. Sh. P.Raghavendra Rao IAS, Additional Chief Secretary to Govt. Haryana, Town and Country Planning Department;
3. Sh. Anurag Rastogi IAS, Director General, Town and Country Planning;
4. Sh. P.P.Singh, District Town Planner (HQ).

On behalf of the Colonisers:

1. Sh. Sanjay Chandra and Sh. P.K.Tripathi, Unitech Ltd
2. Sh. Kamal Taneja, TDI Infrastructure Ltd
3. Sh. Pranav Ansal, Ansal API Ltd.

The demands raised by the CREDAI representatives on various policy issues pertaining to the licenced colonies who have been granted licences under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975, were deliberated in the context of the present day real estate business environment along with the concerns of the Government pertaining to the issues faced by the end-user with regard to the business practices followed by various colonisers. After detailed deliberations the decisions as detailed below were taken:

1. With regard to the request for further relaxation in the payment period from 2 years to 4 years, as requested by CREDAI, it was observed that any such general relief does not address the core issues involved in the matter as is clear from the following facts:
  - a. Out of licencees who have defaulted in EDC payments, more than 75% are yet to avail any benefit under the EDC Relief Policy 12.04.2012. Hence any further relief shall be irrelevant for them.
  - b. Any such additional relief would act as a disincentive for such colonisers who have been either already been making regular payments as per the original EDC schedule or as per negotiated schedule under 12.04.2012 policy.
  - c. The EDC funds available with HUDA have substantially depleted and without any fresh infusion of funds the capacity of HUDA to undertake EDC works would be seriously inhibited.
2. After detailed deliberations on all the pros and cons of the issues involved, it was observed that any relaxation in the existing policy is likely to encourage default in payment by such licencees who have been making regular payments leading to inhibiting the capacity of HUDA to undertake EDC works. It was accordingly decided that the present EDC Relief Policy is adequate and any specific issue faced by any specific licencee needs to be considered on individual merits to derive a specific solution rather than generalizing the issue and creating new problems instead.

It was also decided that encashment of Bank Guarantees should be resorted to only as a matter of last resort and some relief can be considered in places where EDC works are lacking.

3. The Hon'ble CM Haryana emphasised that the end-user needs to be kept in focus both by the Government as well as by the colonisers since the satisfaction of the end-consumer happens to be the end-objective for both the Government as well as the colonisers. In order to achieve this objective, the Hon'ble CM, Haryana directed the Department as well as the members of CREDAI to ponder on the following issues and suggest proper policy initiatives on the following issues:
  - a. Balanced development of Medium and Low Potential areas, so that the urban development does not remain Gurgaon and Faridabad centric;
  - b. Initiatives for making Housing Affordable to the majority sections of the society;
  - c. Formulation of Rehabilitation Policy for rehabilitation of urban dwellers residing in slums and sub-standard areas;
  - d. Need to hasten project completion to avoid delay in grant of possession to allottees of various licenced colonies;
  - e. Ways to expedite the EDC works and infrastructure creation by HUDA.

The representatives of CREDAI attending the meeting assured to forward their suggestions in this regard shortly.

The meeting ended with a vote of thanks to the chair and the participants.