

From

Financial Commissioner & Principal Secretary to  
Government of Haryana,  
Town & Country Planning, Department.  
Chandigarh.

To

1. Director, Town & Country Planning, Haryana
2. Chief Administrator, HUDA, Sector-6, Panchkula.

Memo. No. 5/32/09-2TCP; Dated: 31.07.2009

SUBJECT: Minutes of meeting held on 14.07.2009 under the chairmanship of Sh. Bhupinder Singh Hooda, Hon'ble Chief Minister, Haryana to resolve the issues pertaining to the demands raised by Real Estate Sector.

Ref: DTCP U.O. No. 3958 dated 28.07.09.

A copy of minutes of the meeting held under the Chairmanship of Hon'ble Chief Minister on 14.07.2009 on the matter cited as subject alongwith the details regarding action to be taken is enclosed for information and necessary action.

Superintendent,  
For: Financial Commissioner and Principal Secretary to Govt.  
Haryana, Town & Country Planning Department.

Endst. No. 5/32/09-2TCP

Dated: 31.07.2009

A copy alongwith a copy of minutes is forwarded to Senior Secretary, Hon'ble CM, Haryana for kind information of the Hon'ble CM, Haryana.

Superintendent,  
For: Financial Commissioner and Principal Secretary to Govt.  
Haryana, Town & Country Planning Department.

Endst. No. 5/32/09-2TCP

Dated: 31.07.2009

A copy alongwith a copy of minutes is forwarded to PS to APSCM, Hr for kind information of the APSCM, Hr.

Superintendent,  
For: Financial Commissioner and Principal Secretary to Govt.  
Haryana, Town & Country Planning Department.

**Subject:- Resume of the discussion held on 14.07.2009 at 3.30 pm in the meeting under the Chairmanship of Hon'ble Chief Minister Haryana with colonizers regarding issues concerning Real Estate Sector.**

Following attended the meeting:-

On behalf of Government:-

S/Shri

- i) M.L. Tayal, IAS, Principal Secretary to Chief Minister Haryana
- ii) Chhattar Singh, IAS, Additional Principal Secretary to Chief Minister-I, Haryana
- iii) D.S. Dhesi, IAS, Financial Commissioner & Principal Secretary to Govt. Haryana
- iv) T.C. Gupta, IAS, Director, Town & Country Planning Haryana-cum-Chief Administrator, HUDA
- v) S.K. Dhiman, Chief Engineer, HUDA
- vi) S.C. Kansal, Chief Controller of Finance, HUDA
- vii) Jaswant Singh, STP, Enforcement & Vigilance

On behalf of Colonizers:-

S/Sh.

- i) Rajiv Singh, M/s DLF Limited
- ii) Ramesh Chandra, M/s Unitech Limited
- iii) Sushil Ansal, M/s API Limited
- iv) Anil Bhalla & Gautam Bhalla, M/s Vatika Limited
- v) Laxmi Goel, M/s Suncity Projects Limited
- vi) Sudhir Sareen, M/s Emaar MGF Limited
- vii) Dharmender Bhandari, M/s Bestech Limited
- viii) Nayan Raheja, M/s Raheja Developers Limited
- ix) Kamal Taneja, M/s TDI Limited
- x) Kabul Chawla, M/s BPTP Limited
- xi) Sandeep Mangla, M/s Omaxe Limited

At the outset, FCTCP thanked the Hon'ble Chief Minister Haryana for sparing time for the meeting convened to discuss the important issues related the real estate sector. FCTCP informed that M/s Vatika Ltd has submitted the note indicating that some of the decisions taken in the previous meeting have not been implemented. Specific reference was made to the issue of calculation relating to Dwelling Units per plot to allow planning smaller size of plots. Sh Anil Bhalla insisted that the matter was discussed in the meeting held in January' 2009 and it was decided to allow 9 persons per plot (2 dwelling units) instead of present practice of 13 persons (3 dwelling units). It was informed that this issue was briefly discussed but no final decision was taken. DTCP categorically stated that whatever decisions were taken have been properly recorded and implemented. Thereafter, the issues raised by the colonizers were discussed and following decisions were taken:-

- i) **Recovery of EDC:-** Pursuant to the decision taken in the meeting held on 10.01.2009 under the chairmanship of Hon'ble C.M.,

Haryana, the Department had granted moratorium period of six months i.e. upto 09.07.09 in the payment of enhanced EDC communicated in respect of Urban Estate, Gurgaon, Rohtak and Sonapat. Accordingly, the notices were issued for recovery of enhanced EDC with the option to the colonizers to deposit the same within 30 days in lump-sum or in four six monthly installments.

The colonizers intimated that they are finding it difficult to deposit the enhanced EDC as well as the originally conveyed EDC in time as the plot-holders/ flat-holders are not depositing the installments due to meltdown in the real estate market. They requested that further moratorium period of another one year may be granted in the deposit of enhanced EDC and also the period of 5 years may be granted in the originally conveyed EDC as due to default in the payment of EDC, their zoning plan, building plan, renewal of licenses etc. are not approved.

After detailed discussions, the following decisions were taken:-

- i) Another moratorium period of six months i.e. upto 09.01.2010 may be given in respect of enhanced EDC subject to the condition that interest as applicable on the payment of EDC shall be payable for this period.
- ii) In the originally conveyed EDC in respect of old licenses where the schedule of payment has not exhausted, the EDC shall be paid in ten six monthly installments instead of 8 six monthly installments.
- iii) If the above said payment schedule of EDC is adhered to, the approval of zoning plan, building plan, renewal of licenses etc. will not be stopped.

Action: The necessary instruction may be issued to all concerned by office of DTCP, Haryana.

- ii) **Formation of Special Purpose Vehicle (SPV) for execution of External Development Works:-** CA HUDA-cum-Director, Town and Country Planning, Haryana mentioned that Government would be willing to transfer the EDC deposited with HUDA to the SPV to be formed by private sector which may undertake to execute the external development works. It was also informed that such SPV may be separate for each and every Urban Estate. None of the colonizers was willing to make any commitment. Therefore, no further decision was taken on this issue. DTCP informed that as per one new policy circulated with the approval of Hon'ble CM, colonizers can undertake execution of external development works at the Schedule of Rates of PWD (B&R) or on the lowest bid amount received for similar works in the last six months, whichever is lower. Some colonizers showed interest in this regard and they were advised to inform their willingness in writing to Chief Administrator, HUDA.
- iii) **Calculations of EDC:-** Various queries were raised by the colonizers regarding the calculation of EDC amount by HUDA for Gurgaon & Rohtak. M/s Unitech Limited pointed out that the EDC for group housing colony for FAR of 175% is four times that of the plotted colony, whereas the other parameters of External Development Works remain same except provision of sewerage disposal and water supply. CA, HUDA-cum-Director, Town and Country Planning, Haryana informed that EDC depends on many other factors including the higher population based in the Group Housing Colony. However, he offered that the calculations may be jointly looked into so as to remove any misgivings and for taking corrective measures, if any. It was decided that committee of three to four colonizers will look into the calculations done by HUDA for EDC prescribed for Gurgaon-Manesar Urban Complex. In the meeting, it was also informed by CA HUDA-cum-Director, Town

and Country Planning, Haryana that the EDC relating to Rohtak Urban Estate is being revised to give benefit of state level activities like sport complex, some ROBs which have been included in the EDC calculations.

Action:- Financial Commissioner & Principal Secretary to Government Haryana, Town & Country Planning Department may convene a meeting for discussing the parameters/ Calculations of EDC of Gurgaon-Manesar Urban Complex with Committee of colonizers.

- iv) **Density prescribed in various development plans:-** It was apprised by colonizers that the sector density prescribed in Gurgaon-Manesar Urban Complex plan is on lower side i.e. 80 PPA due to which the minimum size of the plot in the licenced area is 448 sq. yds. It was also pointed out by colonizers that in the present scenario, there is hardly any buyer for the said category of plots. It was requested that the calculations of density should be based on the assumption of 9 persons(two dwelling units) per plot instead of 13.5 persons (3 Dwelling Units) per plot. DTCP-cum-CA HUDA did not agree to the said suggestion as the registration of floors has already been allowed keeping in view three floors on each plot. M/s API Limited also pointed out that the net density prescribed in the Development Plan of Yamunanagar Jagadhari is 100 PPA and these type of tier II cities requires further reduction in plot size. After detailed deliberations, it was decided that in the State where sector density of 80 PPA is prescribed, the same may be increased to 100 PPA and where 100 PPA is prescribed, then it be increased to 120 PPA.

Action:- Chief Coordinator Planner may initiate immediate required amendment in the Development Plans. Meanwhile the licence cases may be examined and processed as per above mentioned decision.

- v) **Group Housing Colony as a part of a plotted colony:-** During the meeting, M/s Vatika Limited informed that since they were consolidating land, therefore they could not submit application in time & thus 20% of sector area available for Group Housing colony

is over. It was also mentioned by M/s Vatika Limited that Government in the year 2007 had taken the decision of increasing 10% more area within a sector for Group Housing colony. It was clarified by FCTCP that no such decision had been brought to his notice. The matter was discussed at length and it was clarified that no such decision has been taken by the Government. Matter was deliberated at length. Finally, it was decided that those colonizers/applicants companies who apply for Group Housing Colony as a part of their plotted colony by 15<sup>th</sup> July, 2009 will be allowed to avail the benefit of 10% of the colony area in lieu of 10% area reserved for low cost housing in that particular sector as circulated vide policy no. 5/16/2006-2TCP dated 29.05.2009.

Action:- This decision is one time relaxation and necessary approvals may be taken on the concerned files by DTCP Haryana.

- vi) **Low cost and Affordable Housing Project:-** FCTCP apprised the Chair regarding features of proposed low cost-affordable housing policy. PSCM Haryana mentioned that broad norms should be prescribed and requirement of the State Government for providing housing to all people may be kept in view. Deliberations took place regarding height of the building, FAR, parking etc. CA HUDA-cum-Director, Town and Country Planning, Haryana apprised the Chair that the said policy was already discussed with the colonizers in the meeting held on 03.07.2009 and on their request, the minimum flat size and other parameters were finalized. Hon'ble CM Haryana specifically mentioned that the intention of the Government is to provide low cost house for poor and cost of the flat is the main criteria. Finally colonizers decided that a committee of five colonizers will be formed headed by Mr. Ramesh Chandra of M/s Unitech Ltd. The committee will submit a proposal for consideration of the Government.

Action:- Sh. Ramesh Chandra, M/s Unitech Limited will submit the said report within a week.

- vii) **Acquisition of pockets within licenced area:-** M/s TDI Limited and DLF limited requested to acquire the pockets which are in and around their colony area under the “pocket policy” of the Government. They also requested the Hon’ble CM Haryana to consider their licence application for the said pockets. DTCP-cum-CA HUDA mentioned that licensing of pockets is governed through “pocket policy” dated 07.0891. He further informed that the Government will acquire the land on behalf of the colonizers or in case HUDA has acquired/is acquiring the land, then exchange can be executed for planned development for benefit of both the parties.

Meeting ended with thanks to the Chair.