

**SUBJECT:- MINUTES OF THE MEETING HELD WITH HON'BLE CHIEF MINISTER, HARYANA ON 24.05.2013 AT 3:00 PM IN MAIN COMMITTEE ROOM, HARYANA CIVIL SECRETARIAT, CHANDIGARH REGARDING IMPORTANT ISSUES AFFLICING THE REAL ESTATE DEVELOPMENT OF NH-1.**

The list of participants in the meeting mentioned under subject above is attached at Annexure-A. Detailed deliberations on the issues concerning the real estate sector in the NH-1 belt were held and the following decisions were taken for the entire State except area falling under Development Plan of Gurgaon Manesar Urban Complex-2031 AD.:

1. It was requested by the colonizers that they were facing difficulty in depositing the outstanding dues on account of EDC and enhanced EDC due to slow market conditions. It was decided that the period of one year as provided in the policy dated 12.04.2012 for payment of outstanding EDC by submitting Bank Guarantees may be extended to two years i.e. in four half yearly installments. The request was accepted and it was decided that this extended period will also be applicable to the renewals already granted under policy dated 12.04.2012. The colonizer shall deposit Bank Guarantee to the tune of 25% of the total outstanding amount (including overdue and not yet due installments) at the time of request for consideration under this policy. Bank Guarantees already deposited shall be adjusted.
2. As per the present practice of the Department, the enhanced EDC is being charged in four half yearly installments. On the request of the colonizers, it was decided to recover enhanced EDC in six half yearly installments.
3. The cases for grant of licenses for additional area adjoining the already licensed land and approval of building plans shall be processed on merits after observing the performance of the colonizers regarding payment of outstanding dues of the main licence.
4. The areas/sectors of Development Plans, where the colonizers/licencees have paid 100% of the EDC, shall be developed on priority. However, the colonizers together may move collective application to CA, HUDA for carrying out EDC/development works in that area. CA HUDA after examining the same would decide allotment/awarding the development works to be carried out at site on priority.
5. Regarding issue of providing metro connectivity for NH-1 region on the lines of Gurgaon, Faridabad and Bahadurgah, It was informed that the State of Haryana had been taking up the matter with DMRCL for metro connectivity between Delhi and Sonipat-Kundli since the year 2005. However, the same was not agreed to by the DMRCL being economically non-viable. Now, the Empowered Group of Ministers, Government of India in its meeting held on 7.8.2012 has agreed to consider a spur from Rithala-Bawana line to connect Narela in Delhi and Kundli in Haryana. DMRCL has been asked to conduct a survey relating to this alignment.

Apart from above, it was also informed that Regional Plan 2021 AD of NCR proposes four Regional Rail Based Rapid Transit (RRTS) corridors in the Haryana Sub-region of NCR to enhance the efficiency of the transportation system, out of which two corridors namely Delhi-Gurgaon-Rewari-Alwar (DGRA) and Delhi-Sonipat-Panipat (DSP) are being taken up on priority. The feasibility report for both corridors has been submitted by the Consultant.

6. The matter regarding increase in the density of the Development Plans in the State was also discussed in the meeting and after deliberation it was considered that the increased density may be considered irrespective of the status of publication of the Development Plans. However, this matter will be examined and submitted for issuance of final orders/notification.
7. On the request of the colonizers, it was decided that street lighting on the National Highway -1 from Kundli Border to Drain No. 8 shall be provided by HSIIDC and from Drain No. 8 to Murthal Chowk shall be provided by HUDA.

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