

**SUBJECT: MINUTES OF MEETING HELD UNDER THE CHAIRMANSHIP OF WITH HON'BLE CHIEF MINISTER, HARYANA ON 30.08.2012 AT 12:30 P.M. MAIN COMMITTEE ROOM, HARYANA CIVIL SECRETARIAT, CHANDIGARH.: ISSUES CONCERNING REAL ESTATE DEVELOPERS IN HARYANA**

The list of participants in the meeting mentioned under subject above is attached at Annex-A. Detailed deliberations on the issues concerning the real estate sector in Haryana were discussed and the following decisions were taken:--

1. Meeting the water requirement for construction purposes: It was decided that HUDA shall make available the treated sewage from its Sewage Treatment Plant (STP) with immediate effect and raw water from the new NCR water channel which is at the verge of completion by end of October 2012. The colonisers who have installed STPs in their existing colonies intimated that they would be able to meet the requirement of water for construction purposes from the treated discharge of their own STPs. The colonisers also agreed to set up a Sewage Treatment Plant for treatment of the sewage collected from HUDA for the purpose of making it construction worthy. In case land at a suitable location is available with HUDA/ HSIIDC, the same may be made available by the said agencies for the purpose, otherwise, the colonisers may setup such plant at an appropriate place/ places on self-acquired land.
2. Construction of 18/24 m internal circulation roads: It emerged that the problem in this regard was felt primarily since the group housing colonies have preceded plotted developments in a big way in Gurgaon. As the plotted developments start coming up, the problem is likely to gradually disappear. It also emerged that rather than being a general problem, it was a localized issue in certain sectors of Gurgaon and Faridabad, and hence proposing any generalized solution may not serve any purpose. It was accordingly agreed that the colonisers who are faced with such issues may submit their specific proposal for acquisition of land under such 18/24 m road to the Government which can be considered on their individual merits under the existing provisions of Part-VII of the Land Acquisition Act, 1894.
3. Transfer/ Exchange of Revenue rastas located in licenced colonies: It emerged that there are several revenue rastas which are located within licenced colonies and have become redundant since alternate Development Plan/ Sectoral Plan roads stand constructed and they thus no longer serve any purpose. The process of transfer/ exchange of such land and merging the same into licenced colonies needs to be streamlined. It was decided to constitute a 'High Powered Committee (Revenue Rastas)' under the Chairmanship of Principal Secretary, Town and Country Planning Department for the purpose. The Principal Secretary, Development and Panchayat and Special/Joint Secretary, Revenue

(representative of FCR) shall be other members of the said committee. The committee shall consider any such proposal for transfer/ exchange of such revenue rastas for an expeditious decision or for allotment at fixed rates as the case may be with the approval of the competent authority.

4. Construction of 66KV Sub-stations and Underground cabling of 66KV lines: In the context of DHBVNL notification requiring construction of 66 KV sub-station in licenced colonies at the cost of the licencees where the Ultimate Power Load Requirement (UPLR) exceeded 15 MVA, it was clarified by the PSTCP that wherever the EDC rates as finalised by HUDA include the cost of construction of 66KV sub-stations, the construction cost to be incurred by DHBVNL/ UHBVNL including the land cost shall be borne by HUDA out of EDC funds. However, wherever the EDC rates do not include the cost of construction of 66KV sub-stations as part of the EDC rates finalised by HUDA, the cost to be incurred by DHBVNL/ UHBVNL for construction of such 66KV sub-station including the land cost shall have to be borne by the respective colonisers in the manner as prescribed by DHBVNL/ UHBVNL. It was further clarified that the cost of underground cabling of all 66KV lines was too prohibitive to be taken up for the entire town as a whole. It was, however, pointed out that the DHBVNL has also been a major beneficiary of the high quality urbanisation in Gurgaon, where they have high networth customers, low transmission and distribution losses, considerable increase in revenue etc, and it would be desirable for DHBVNL to share at least part of the cost of underground cabling of upto 66KV HT lines since it is likely to result in better aesthetics and low maintenance costs in the longer run. In order to take a final view on the issues involved, it was decided to constitute a committee of PSTCP, PS Power (or his representatives) and CA HUDA to deliberate on the issues involved and attempt a cost sharing mechanism for underground cabling of upto 66 KV HT lines in Gurgaon.
5. Beautification of Gurgaon-Sohna road upto vill Badshahpur: Keeping in view the requirement of upgradation and beautification of the Gurgaon-Sohna road and predominant presence of licenced colonies on the said road, the colonisers were requested to volunteer for sharing of the cost of beautification project of the Gurgaon-Sohna road which was worked out by HUDA as roughly to the tune of Rs 48 crores and an additional Rs 21 crores for underground cabling of HT lines. Sh Anil Bhalla, Vatika Ltd and Sh Ramesh Chandra, Unitech Ltd promptly agreed to share the cost of underground cabling. It was agreed that while 50% of the cost would be borne by HUDA, the remaining 50% shall be shared by the colonisers.
6. Enactment of Haryana Real Estate (Regulation and Development) Act: It was informed that the finalisation of Haryana Real Estate (Regulation and Development) Act was

- under process. On the request of the colonisers, it was decided that once the draft of 'Bill' is ready, the same can be shared with some representatives of colonisers to have their feedback on the 'Bill'.
7. EDC Relief Policy dated 12.04.2012 for granting approvals/ permissions after securing additional bank guarantees: The policy dated 12.04.2012 (as slightly amended on 15.05.2012) was widely appreciated by all colonisers. It was, however, contended that the time period of one year for repayment of outstanding dues was too short a period. After discussions on the matter, it was decided to allow 3 months (moratorium) period for submission of bank guarantee and the payments of outstanding dues may be allowed in a period of two years in cases of enhancement of EDC in Faridabad only due to sharp rise in the EDC rates. All the remaining terms and conditions of the policy shall continue to remain as earlier approved.
  8. Dumping of construction waste: It was observed that on account of the huge spurt in the construction activities in and around Gurgaon, there was an urgent need for identification of sites for dumping of construction waste in the vicinity of the town. It was accordingly decided to identify few sites for the said purpose where dumping of construction waste can be undertaken by following scientific recycling/ reuse/ disposal procedures.
  9. Complaints being received against colonisers: The PSTCP cautioned that the spate of complaints against the colonisers is not a healthy reflection on the overall real estate industry. Most of the complaints related to huge delays in delivering the possession of flats/ plots to the individual allottees vis-à-vis their contractual agreements, as well as regarding hidden costs being added and demanded from the individual allottees. Since the Department and the Government were restrained by the Hon'ble Supreme Court for taking any action against the violation of the contractual agreement between the coloniser and the allottee, it was important for all colonisers to impose self discipline in the matter and enhance transparency in their affairs for improving their own image in the eyes of the people and to have a healthy real estate activity in the State.

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

**Subject: Issues concerning Real Estate Developers in Haryana: Interaction session with Hon'ble Chief Minister, Haryana on 30.08.2012 at 12:30 P.M. Main Committee Room, Haryana Civil Secretariat, Chandigarh**

The list of participants in the meeting is as follows:

**On behalf of the Government.**

- 1 Sh. Rao Dan Singh, Chief Parliamentary Secretary (TCP)
2. Sh. Chattar Singh, PSCM
3. Sh. P.K. Gupta, Additional Chief Secretary, Environment, Haryana
4. Sh. S.S. Dhillon, PSTCP, Haryana
5. Sh. T.C. Gupta, DGTCP, Haryana
6. Sh. D.P.S. Naggal, C.A. HUDA
7. Sh. J.S. Redhu, CTP Haryana
8. Sh. P.P.Singh, DTP(HQ)

**On behalf of the Colonisers**

- 9 Sh. Rajiv Singh, DLF Ltd.
- 10 Sh. Ramesh Chandra, Unitech Ltd.
11. Sh. Luxmi Goel, Suncity Ltd.
12. Sh. Anil Bhalla, Vatika Ltd.
13. Sh. Lalit Goyal, IREO Ltd.
14. Sh. Brotin Banerjee, Tata Housing
15. Sh. Deepak Bhandari, Bestech India Pvt. Ltd.
16. Sh. Kabul Chawla, BPTP Ltd.
17. Sh. Sunil Goel, Omaxe Ltd.
18. Sh. Sanjeev Jain, Parsvnath Developers Ltd.
19. Sh. Navin Raheja, Raheja Developers Pvt. Ltd.
20. Sh. Amit Sarin, Anant Raj Industries Ltd.
21. Ms. Anita Roy, Tata Housing Ltd
22. Sh. Vinay Mittal, Emaar MGF Ltd.
23. Sh Shashank Jain, Ansal API Ltd.
24. Sh. Sandeep Mangla, Omaxe Ltd.