

**HARYANA URBAN DEVELOPMENT AUTHORITY  
PANCHKULA**

**(INSPECTION REPORT OF SECTOR: 27 GURGAON)**

|    |   |   |                                |  |
|----|---|---|--------------------------------|--|
| 1. | Name & Designation of the Inspecting Officer  | Yashendra Singh, HCS<br>Estate Officer-II, HUDA, Ggn. |                                |  |
| 2. | Date of Inspection  | 17.04.2008  |                                |  |
| 3. | Sector/Urban Estate   | Sector-27, Gurgaon                                    |                                |  |
| 4. | Sector floated in year  | 2001  |                                |  |
| 5. | Possession offered in year(s)   | 2003  |                                |  |
| 6. | Plot details:   |   |                                |  |
| a) | Category of Plot  | Total Plots carved out.                               | Allotted                       | Unallotted                                   |
|    | i) Residential  | 601   | 600                            | 1  |
|    | ii) Commercial  | 3 (2) Commercial<br>(1) Multiplex                     | -                              | 3 (2) Commercial<br>Complex<br>(1) Multiplex |
|    | iii) Industrial   | -   | -                              | -  |
|    | iv) Institutional   | -   | -                              | -  |
|    | v) School   | Nursery School-3<br>Primary School-1                  | 4                              | -  |
|    | vi) Religious   | Nil   | -                              | -  |
|    | vii) Social & Charitable  | Nil   | -                              | -  |
|    | viii) Others  | Clinic-4<br>Nursing Home-3<br>Crèche-1                | -                              | -  |
| b) | Whether above details tally with the details given on the official website in respect of this Sector? In case of discrepancy, details thereof |   | Yes                            |  |
| 7. | Drawing No.(s)/Date (s) vide which demarcation plans have been approved.  |   | 929/2001<br>Dated : 30-07-2001 |  |

|                                 |   |   |
|---------------------------------|---|---|
| 8.                              | No. of plots/sites in respect of which litigation is going on. Full details may be given by means of Annexures. | Nil   |
| 9.                              | Whether registered RWA exists. If yes, names of President and General Secretary.                                | Yes   |
| 10.                             | Whether advance notice given and RWA representative present at the time of inspection.                          | Yes   |
| 11.                             | Condition of major infrastructure:  |   |
| <b>(i) <u>ROADS:</u></b>        |   |   |
| (a)                             | Last special repair done and when due next time.  | Never Repaired<br>Estimate sent to XEN for main road                                  |
| (b)                             | General condition i.e. whether potholes exist or not.   | Not many potholes   |
| <b>(ii) <u>WATER SUPPLY</u></b> |   |   |
| (a)                             | Number of Tubewells/ Pumping Stations.  | 2 Tubewell<br>1 Pumping Station   |
| (b)                             | Average hours for which water supplied during last calendar month.  | 5-6 hours day.<br>The problem is because of bursting/leakage of water pipes           |
| (c)                             | Number of complaints received & redressed.  | There is a complaint register but redressal mechanism is not clear from the register. |
| (d)                             | Address of the Complaint Centre and Phone No.   | Water Works, Sector 27,<br>No phone   |
| <b>(iii) <u>SEWERAGE:</u></b>   |   |   |
| i)                              | Whether there are any blockages or any temporary pumping is being done or it is in perfect condition?           | No blockages<br>No pumping done   |
| ii)                             | When was preventive cleaning of sewer done?   | Never done  |
| <b>(iv) <u>STORM WATER:</u></b> |   |   |
|                                 | Whether Storm Water Services have been laid on all roads in the Sector? If not, then details thereof.           | Not laid  |

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| <b>(v) <u>PARKS:</u></b>   |   |  |
| (a) Total number of Parks & area of each park.   | <b>6</b><br><b>Park No. &amp; Area</b><br>1-1050 Sqm<br>2-1800 Sqm<br>3- 1600 Sqm<br>4- 1665 Sqm<br>(2 parks are Undeveloped) |  |
| (b) Handed over to RWAs for maintenance & their general condition.   | No  |  |
| (c) Maintained by HUDA and their general condition.  | 4 Developed as per S.D.E (Horticulture)<br>1 Under Development<br>1 Not developed   |  |
| <b>(vi) <u>STREET LIGHTS:</u></b>  |   |  |
| (a) Total number of Points   | 150 Tubes (60% working)<br>12 Sodium (50% working)  |  |
| (b) Number of switching on/off points.   | 3 points  |  |
| (c) Method of switching on/off. Whether through contractor or employees of HUDA?                                       | Through Contractor  |  |
| (d) Total amount of last electricity bill due and paid.  | Bill Rs 9945/-<br>Paid  |  |
| <b>(vii) <u>SINEAGES:</u></b>  |   |  |
| Whether adequate Sineages indicating important landmarks in the Sector including plot numbers are in proper condition? | Condition is poor.<br>The number is not adequate.   |  |
| 11. Cleanliness:   |   |  |
| (a) Number of Sweepers to be deployed by Contractors.  | 8   |  |
| (b) Number of Sweepers actually deployed.  | 4   |  |
| (c) Method of checking their attendance.   | Attendance verified by Chowkidar & JE at random   |  |
| (d) Method of collection of garbage and its disposal.  | none  |  |

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|     |  |                                   |
| 12. | Whether any encroachment – permanent or temporary exists? If yes, details thereof.                                   | Action taken when required.       |
| 13. | Action taken for removal of encroachments.   |                                   |
| 14. | Details of unplanned areas in the Sector in following format:  |                                   |
|     | Location   | Area                              |
|     | Across Bandh   | Approx. 1 acre                    |
|     |  | Purpose for which it can be used. |
|     |  | Residential                       |
| 15. | Beautification of Entries into Sector.   |                                   |
|     | (a) Number of major entries into the Sector.   | 2                                 |
|     | (b) How many of them are beautified?   | 1 beautified                      |
| 16. | Community Buildings constructed by HUDA.   | None                              |
| 17. | Are these Community Buildings maintained by HUDA or transferred to different Departments/NGOs?                       | Not applicable                    |
| 18. | General Condition of maintenance of each building maintained by HUDA is to be given.                                 | Not applicable                    |
| 19. | Whether Assessment Form filled up by RWA is enclosed or Not?   | Yes                               |
| 20. | Total time taken for inspection of the Sector.   | 2 hours                           |
| 21. | Names of the officials who accompanied the EO during Inspection.   |                                   |
|     | (a) JE (Civil)   | Mr. Balraj                        |
|     | (b) JE (Electrical)  | Mr. Surender                      |
|     | (c) JE (Horti.)  | Mr. Narender Singh                |
|     | (d) JE (Estate Office)   | Mr. Umed Singh                    |
| 22. | <b>Overall Assessment:</b><br>Whether physical condition and maintenance of Sector helps in improving image of HUDA? | No                                |

Signature of the Inspecting Officer

**ASSESSMENT FORM TO BE FILLED UP BY RESIDENT WELFARE ASSOCIATION.**

**DATE OF INSPECTION** : 17-04-2008

|     |  |   |
|-----|--|---|
| 1.  | Name of RWA.   | RWA SEC-27<br>(REGD)  |
| 2.  | Registration number, Act under which registered & date of registration.  | (REGD)  |
| 3.  | Name & Address, Mobile No., e-mail address of the President and General Secretary.                               | MR. B.R.HANDA<br>H.NO.234, Sec-27, Ggn<br>MOB: 9873016010<br><br>MR. ANUJ MATHUR<br>H.NO. 228, Sec-27, Ggn<br>MOB: 9810605840 |
| 4.  | Assessment out of 10 marks in respect of:  |   |
| (a) | JE (Civil) for water supply, sewerage & storm water.   | 6/10  |
| (b) | JE (Electrical) for Street light.  | 3/10  |
| (c) | JE (Horti.) for Parks & Green Belt   | 3/10  |
| (d) | JE (Estate Office) for cleanliness, maintenance of open spaces, sineages, prevention & removal of encroachments. | 1/10  |

Signature of President/Gen.Secy./  
Authorised Representative of RWA.

**TO BE FILED UP BY THE INSPECTING OFFICER:**

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|--|--|
| <p>Whether the Inspecting Officer agrees with the above Assessment done by RWA? If not, then what is his Assessment and reasons therefore.</p> | <p>The Estate Officer generally agrees with the above assessment. However, JE of the Estate Office deserves some more marks as the sineages work and maintenance of open spaces i.e. vacant plots is to be done by the civil engineering wing and the condition of the sector is not poor as assessed by the RWA</p> |
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Name & Signature of the  
Inspecting Officer