

HARYANA URBAN DEVELOPMENT AUTHORITY PANCHKULA

INSPECTION REPORT OF SECTOR : 4 MDC

1.	Name & Designation of the Inspecting Officer	Mahavir Kaushik, Estate Officer, HUDA, Panchkula.		
2.	Date of Inspection	28.08.08		
3.	Sector/Urban Estate	Sector- 4, MDC, Panchkula.		
4.	Sector floated in year	1985		
5.	Possession offered in year (s)	1986, 2001 and 2005		
6.	Plot details:			
a)	Category of Plot	Total Plots carved out:	Allotted	Unallotted
	i) Residential	432	416	16
	ii) Commercial	557	203	354
	iii) Industrial	-	-	-
	iv) Institutional	1	1	-
	v) School	2	1	1
	vi) Religious	-	-	-
	vii) Social & Charitable	-	-	-
	viii) Others (Group Housing Society)	2	2	-
b)	Whether above details tally with the details given on the official website in respect of this Sector? In case of discrepancy, details hereof		No (discrepancy detail attached).	
7.	Drawing No. (s)/Date (s) vide which demarcation plans have been approved.		DTP(P)/690/85 dated 20.09.85	
8.	No. of plots/sites in respect of which litigation is going on. Full details may be given by names of Annexures.		Nil	
9.	Whether registered RWA exists. If yes, names of President and General Secretary.		Yes, Sh. Davinder Mahajan, President	
10.	Whether advance notice given and RWA representative present at the time of inspection.		Yes Yes	
11.	Condition of major infrastructure.		Good	
(i)	<u>ROADS:</u>			
	(a) Last special repair done and when due next time.		Last S/R in December 2006.	
	(b) General condition i.e. whether potholes exist or not.		Good. Some potholes exist on the internal roads of sector which is maintained by MC, Panchkula.	
(ii)	<u>WATER SUPPLY</u>			
	(a) Number of Tubewells/ Pumping Stations.		5 no. + 1 no. boosting station	

(b) Average hours for which water supplied during last calendar.	4+4 = 8 hours
(c) Number of complaints received & redressed.	34 no. complaints received and all redressed.
(d) Address of the Complaint Centre and Phone No.	Water works, Sector- 4 MDC Ph. No. 2555010
(I) <u>SEWERAGE :</u>	
i) Whether there are any blockages or any temporary pumping is being done or it is in perfect condition?	Yes, near H. No. 1B - 213JP. No Yes
ii) When was preventive cleaning of sewer done?	May 2008
(iv) <u>STORM WATER:</u>	
Whether Storm Water Services have been laid on all roads in the Sector? If not, then details thereof.	Yes
(v) <u>PARKS:</u>	
(a) Total number of Parks & area of each park.	3 no. parks which are maintained by MC Panchkula. one no. parks is under development by HUDA.
(b) Handed over to RWAs for maintenance & their general condition.	No
(c) Maintained by HUDA and their general condition.	Maintained by MC, Panchkula. and their general condition is satisfactory.
(vi) <u>STREET LIGHTS :</u>	
(a) Total number of Points	Tube lights 273 no. (external road)
(b) Number of switching on/off points.	3nos.
(c) Method of switching on/off. Whether through contractor or employees of HUDA?	Auto switches
(d) Total amount of last electricity bill due and paid.	Rs.82381/- and paid on dated 22.08.08.
(vii) <u>SINEAGES :</u>	
Whether adequate Sineages indicating important landmarks in the Sector including plot numbers are in proper condition?	Yes
12. Cleanliness:	Maintained by MC Panchkula.
(a) Number of Sweepers to be deployed by Contractors.	-
(b) Number of Sweepers actually deployed.	Deployed by MC
(c) Method of checking their attendance.	-
(d) Method of collection of garbage and its disposal.	By MC Panchkula.
13. Whether any encroachment – permanent or temporary exists? If yes, details thereof.	No

14.	Action taken for removal of encroachments.	Temporary encroachment remove day by day.	
15.	Details of unplanned areas in the Sector in following format: Sector- 25.		
	Location	Area	Purpose for which it can be used.
a	Back side IRWO & Road Bhawan (near Bhansa Tibba Village)	1 acre approximately	Residential/Commercial
b	Land in front of Sector- 4 MDC, Panchkula, in front of H. No. 1 to 25.	14 acre	Parks
16.	Beautification of Entries into sector		
	(a) Number of Major Entries into the sector.		2 Nos.
	(b) How many of them are beautified?		1 no.
17.	Community Buildings constructed by HUDA		Yes, Community Centre, Dispensary, Primary School.
18.	Are these Community buildings maintained by HUDA or transferred to different Department/NGOs?		Community Centre maintained by HUDA, Dispensary and school has already been handed over to concerned departments.
19.	General Condition of maintenance of each building maintained by HUDA is to be given.		Good, but lawn is not maintained properly..
20.	Whether Assessment Form filled up by RWA is enclosed or NOT?		Yes, enclosed.
21.	Total time taken for inspection of the sector.		2.30 hours
22.	Names of the officials who accompanied the EO during Inspection.		Sh. Raunki Ram, SDE, Horticulture. Sh. V.K. Kalra, EE, (Civil). Sh. Rohtash Hooda, SDE (Civil). Sh. A.K. Jain, SDE(Survey). Sh. Harbans Lal, JE, Electrical
	(a) JE(Civil)		1. Sh. Kuldeep Singh 2. Sh. Ajmer Singh
	(b) JE (Electrical)		Sh. Harbans Lal
	© JE(Horti)		Sh. Tarsem Singh
	(d) JE(Estate Office)		Sh. Ramphal Singh
23.	Overall Assessment: Whether physical condition and maintenance of Sectors helps in improving image of HUDA.		Overall condition is good but there is scope for improvement in case of roads, parks and street light points. Many points of street lights of dividing road of Sector- 3-4 MDC and 4-6 MDC are not functioning.

Signature of the inspecting Officer

ASSESSMENT FORM TO BE FILLED UP BY RESIDENT WELFARE ASSOCIATION.

DATE OF INSPECTION : 28.08.08

1.	Name of RWA.	Mansa Devi Complex, Sector- 4, Panchkula.
2.	Registration number, Act under which registered & date of registration.	28 dated 30.10.03
3.	Name & Address, Mobile No., E-mail address of the President and General Secretary.	President :- Sh. Devender Mahajan, #60, Sector- 4 MDC, Panchkula. President : 9814610110
4.	Assessment out of 10 marks in respect of :-	
(a)	JE (Civil) for water supply, sewerage & storm water.	9
(b)	JE (Electrical) for Street light.	6
(c)	JE (Horti) for Parks	8
(d)	JE (Estate Office) for cleanliness, maintenance of open spaces, sineages, prevention & removal of encroachments.	9

sd/-

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

TO BE FILED UP BY THE INSPECTING OFFICER:

Whether the Inspecting Officer agrees with the above Assessment done by RWA? If not, then what is his Assessment and reasons therefore.	Yes, I agree, sd/- 04.09.08
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**Seal of Estate Officer
Name & Signature of the
Inspecting Office**

Subject : Discrepancies of data in computer, Sector- 4 MDC, Panchkula.

Sr. No.	Detail		
1	Total no. of plots are not tally with the demarcation plan. 432 plots exists instead of 435 nos.		
2	<u>Size of plots does not tally with the demarcation plan as given below:-</u>		
	Plot No.	Size as per demarcation (metres)	Size shown in the computer (metres)
	9AP	15.68x28.00	14.00x30.00
	10AP	15.68x28.00	14.00x30.00
	10B	15.66x28.00	14.00x30.00
	10C	15.66x28.00	14.68x28.00
3	Plot No. 56 & 58 are allotted but not feeded in computer.		
4	Plot No. 96 & 97P have been constructed up to ground and first floor but not have been feeded in the computer and are showing vacate in computer system.		
5	Plot No. 145 ordinary plot and have been constructed up to Ground Floor of 1 Kanal size but plots shown as 145P of 2 Kanal size is vacant in computer.		
6	Plot No. 155 is ordinary plot and constructed up to ground floor (part) of 1 Kanal size but shown as 155-P of 2 Kanal size and vacant.		
7	Plot No. 190 & 191 have been released to Sh. R.N. Parashar, IAS, which are under construction but shown vacant and un-allotted in the computer.		
8	Plot No. 255-P is built up to Ground and First Floor of 1 Kanal size but shown as vacant plot of 2 Kanal size in the computer.		
9	Plot No. 229EP has been shown as 229AP in computer.		