

Office of the Estate Officer-II,
Haryana Shehri Vikas Pradhikaran
C-1, Infocity, Sector 34, Gurugram

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To,

The Chief Information Technology Officer,
HSVP, Panchkula

Memo No. 680

Dated: 23-01-2025

Sub: Advertisement of public notice for allotment of residential plots under Oustees Scheme in Gurugram for Sector-50 & 52 Gurugram from 25.01.2025 to 24.03.2025.

Please find enclosed herewith a public notice regarding allotment of residential plots under Oustees Scheme in Sector-50 & 52 Gurugram.

Therefore, you are requested to generate the online link on HSVP website for public information and wide publicity, which is to be reflected from 25.01.2025 to 24.03.2025 upto 05:00PM.

This is for your kind information and further necessary action please.

DA/-As Above


Estate Officer-II,
HSVP, Gurugram

Endst. No. 681 - 83

Dated. 23-01-2025

A copy of the above is forwarded to the following for information and necessary action please:-

1. The Chief Administrator, HSVP, Panchkula.
2. The Administrator, HSVP (HQ Urban Branch), Panchkula.
3. The Administrator, HSVP, Gurugram.

DA/- As Above


Estate Officer-II,
HSVP, Gurugram

HARYANA SHEHRI VIKAS PRADHIKARAN

PUBLIC NOTICE

As per the decision of the Full Bench of Hon'ble High Court of Punjab and Haryana in CWP No. 22252 of 2016 titled as Rajiv Manchanda Vs. State of Haryana and others, reservation policy dated 04.12.2015 upheld by the Hon'ble High Court in CWP No. 22252 of 2016 titled as Rajiv Manchanda Vs. State of Haryana and others and affidavit filed by the Chief Administrator, HSVP, Panchkula in the Hon'ble High Court in CWP No. 22136 of 2015 titled as Adesh Aggarwal & CWP No. 14164 of 2017 Dalip Singh Vs. State of Haryana, Haryana Shehri Vikas Pradhikaran hereby invites applications from landowners (oustees) whose land was acquired for the development of sectors post 10.09.1987 in Urban Estate Gurugram-2 i.e. Sector 50 & 52.

In view of the mandate of Hon'ble Hon'ble High Court in Rajiv Manchanda case (Supra) a detailed exercise was carried out in all sectors with respect to the plots available to be offered to oustees in terms of the reservation policy dated 04.12.2015, which had been upheld by the Hon'ble Court in Rajiv Manchanda's case (Supra). The entire details as regards the availability of plots in respective sectors and the plots reserved for the oustees (subject to their availability in sectors) in terms of policy dated 04.12.2015 was also placed before the Hon'ble Court in the affidavit filed in CWP No. 22136 of 2015 titled as Adesh Aggarwal & CWP No. 14164 of 2017 Dalip Singh vs State of Haryana. In view thereof, the last and final advertisement for setting the claims of oustees is being issued in respect of the plots available in respective sectors in terms of policy dated 14.12.2015, 11.08.2016 and 08.05.2018. No further advertisement shall be issued.

The oustees are requested to apply along with application money Rs.50,000/-. The claims of oustees shall be decided in terms of policy dated 04.12.2015, 11.08.2016 and 08.05.2018 and thus, the oustees shall duly read the terms and conditions therein before applying against the advertisement.

For detailed terms and conditions, terms of payment, policy guidelines and Sector wise & category wise details of the plots are available on the HSVP website i.e. (www.hsvphry.org.in).

The scheme will start w.e.f. 25.01.2025 and close on 24.03.2025 at 5:00 PM

Note-

1. Any landowner whose land is acquired prior to 10.09.1987 by Urban Estate Department are not eligible against the advertisement at hand.
2. Mere submission of application would not confer any right in the applicant as same is subject to the availability of plot, entitlement and eligibility to be determined as per the policy dated 04.12.2015, 11.08.2016 and 08.05.2018.
3. As held by Hon'ble High Court in Rajiv Manchanda's case (supra), the policy applicable to an oustee is the one which is in force when an application is made pursuant to an advertisement issued by HUDA and in pursuance of which the plot is allotted. Therefore, for deciding the claims of oustees the applicable policy would be policy dated 04.12.2015, 11.08.2016 and 08.05.2018 as per which only the entitlement and eligibility shall be decided.
4. The allotment shall be made on the current reserve mentioned in the table attached.
5. No claim whatsoever will be entertained beyond the last date to apply.

For any other details may contact Estate Officer-2, HSVP Sector-34, Gurugram.

Other terms & conditions shall be as under:-

1. Landowners shall have to submit online application with following documents:

a. A certificate from the District Town Planner of Urban Estate concerned with regard to the sector for which land has been acquired. Where the land has been acquired for non-residential purposes, certificate regarding the adjoining sector as per development plan shall be submitted. He will also give report as to whether any self occupied house was in existence at the time when notification under Section 4 of the Land Acquisition Act, 1894.

b. A certificate from Land Acquisition Officer with regard to detail of his acquired land i.e. khewat/ khatauni/ khasra no, area of acquired land, detail of released land if any, i.e. area of released land, khasra no., ownership. He will also report regarding co-sharers giving name and number of co-sharer (s) with their share (s). He shall also report about the area of self occupied residential house if said self occupied residential house was in existence at the time when notification under Section 4 of the Land Acquisition Act, 1894 was issued and was acquired. He shall further report that no litigation is pending in respect of any court of law in respect of acquisition of this land except a reference made under Section 18 of the Land Acquisition Act.

c. A certificate from Tehsildar of the District concerned with regard to oustee's ownership of total land in the same revenue estate as on date when notification under Section 4 of the Land Acquisition Act, 1894 was issued and also at the time when award was passed. He will give the certificate of the percentage of acquired land of oustee in regard to said oustee's total land.

d. An oustee shall submit a duly certified copy of jamabandi with respect to proof of ownership of land as on date when notification under Section 4 of the Land Acquisition Act, 1894 was issued and also when award was passed.

e. An affidavit containing all the elements of this policy.

2. Mere submission of such application or success draw of lots by itself shall not create any right for such allotment as eligibility will be determined only after oustees is declared successful in draw of lots.

3. Allotment of plots and all matters connected therewith shall be governed by HSVP Act and Rules/Regulations/policy framed there under and as amended from time to time.

4. Enhanced compensation already awarded or which may be awarded in future, by the competent court of law from time to time for land will be recovered from plot holders as per policy.
5. No application/claim of oustees shall be entertained after the closing date of this scheme.
6. The applications without application money shall be treated as invalid.
7. Applicants who have already availed benefit of reserved category including under oustees or have previously submitted NOC or allotted plot as co-sharer will not be eligible.
8. Applicants are required to apply strictly as per policy and are advised to read carefully the terms and conditions of policies which are available on website of HSVP. No claim will be entertained on ground that applicant was not aware of the terms of policy.
9. Allotment will be made only to the successful applicants found eligible by the Screening Committee on the current reserve price with the approval of Competent Authority and plot number will be identified for allotment through draw of lots.
10. Landowner who has been allotted plot pursuant to advertisement issued in the year 2018 shall not be eligible to apply.
11. Legal heirs of the landowners who were recorded owners at the time of Section 4 notification can also apply and in their case eligibility shall be decided as per instructions dated 26.10.2021.
12. Further terms and conditions shall be as follows.

Payment terms:-

1. The eligibility of oustees will be scrutinized strictly as per HSVP policy and only eligible oustees who fulfill requisite parameters will be required to deposit the balance amount after adjusting (Rs. 50,000/- already deposited with the application) so as to make 25% of the cost of the plot within 30 days of the date of issuance of the allotment letter. Allotment shall be made on the current reserve price and in case finalization of allotment takes time, for any reason in that eventuality bank rate of interest be charged till the date of allotment on the rate mentioned in the advertisement.
2. Thereafter, remaining 75% amount of the cost of the plot shall be paid within 180 days from the date of allotment, failing which the allotment shall stand cancelled without any notice and money deposited by successful oustees (equal

to 25% of the cost) shall stand forfeited and an oustees shall have no claim for the damages.

3. The payment shall be made either through online payment on HSVP website or offline mode through authorized Banks by gathering general purpose challan from the HSVP website.
4. Other terms & conditions regarding, possession, construction, resumption, surrender of plots etc. are available on the HSVP website.

Sector-wise breakup of plots is as under:

Sr. No.	Urban Estate/ Sector	Category	Total No. of plots available	Current Price as on today per Sq. Mtr.	Reserve Price as on today
1	50	8 Marla	4	2,45,430/-	
		10 Marla	10	1,73,783/-	
2	52	8 Marla	6	1,67,528/-	
		10 Marla	10	1,67,528/-	



Dharambir Singh, Asstt.
O/o Estate Officer-II,
HSVP, Gurugram