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**HARYANA URBAN DEVELOPMENT AUTHORITY, SECTOR-6, PANCHKULA.**

No. HUDA-ACCTTS-ACCTT-II-2013/- 17907

Dated:- 9/4/13

To

The Estate Officer,  
HUDA, Panchkula.

**Subject:- Recovery of enhanced compensation in respect of Sector-24, Panchkula.**

Please refer to the subject cited above.

It is intimated that Hon'ble ADJ Court has enhanced the compensation of land which was acquired for the development of Sector-24 to 28, Panchkula and accordingly payment of Rs. 5952465980/- was made to the land owners upto 13.02.2012 as per report received from Administrator, Panchkula the details of which are enclosed at Annexure-A. The award of this land was made by Land Acquisition Collector @ Rs. 1,53,550/- per acre (177237297.35÷1154.26) as per details given at Annexure-B. It is pertinent to mention here that while fixing the price of Group Housing Society, Urban Estate, Panchkula, the land cost was taken @ Rs. 5.00 lac per acre including all statutory benefits where as actually it was Rs. 1,53,550/- per acre including all statutory benefits. The benefit of excess amount i.e. Rs. 3,46,450/- paid by the allottee, has been given with interest while calculating the recovery of enhanced compensation. Now, the difference of actual payment made to land owners and recovered from the allottees at the time of price fixation is chargeable from the allottees of Sector-24, Panchkula as enhancement compensation as explained in calculation sheet.

Now, the recovery rate of enhancement compensation has been worked out to Rs. 5034.75 per sq. yd. for Sector-24, Panchkula and the calculations of which are also attached.

You are requested to issue recovery notices within 30 days and effect the recovery as per HUDA policy.

DA/Calculation Sheet

  
Accounts Officer,  
For Chief Administrator, HUDA,  
Panchkula.

Endst. No. HUDA-CCF-Acctt-II-2013/ 17908

Dated: 9/4/13

A copy of above is forwarded to the Administrator, HUDA, Panchkula alongwith calculation sheet for information and necessary action.

  
Accounts Officer,  
For Chief Administrator, HUDA,  
Panchkula.

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### Calculation of Sector-24 Panchkula.

Detail of Area of Sector-24 Panchkula as provided by Town & Country Planning Wing vide memo No.2161 dated 14.11.2011, No.169 dated 20.01.2012 of CTP, HUDA regarding re-planning of recreational zone, Sector-24, Panchkula.

		(In Acres)
1.	Total Area of the Sector	120.00
2.	Net Area Planned	44.00
3.	Area under T.W	0.35
4.	Area under Public Utility	0.09
5.	Area under Shopping Centre	1.27
6.	Area under Group Housing	16.98
7.	Area under Primary/Nursery School	1.00
8.	Area under Nursing Home	0.25
9.	Area under Park & Open Space	24.06
10.	Area under River Ghaggar & Nandana Choe	76.00

#### Point No. 1

The above said details of land proportionately divided as per speaking order point No. (d) (iii) is as under :-

#### Sector-24, Panchkula

Sr. No.	2	Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Chargeable / Common area	Common land of other sector
1	2	3	4	5	6	7
1	Area under Group Housing	16.98	90.26	107.24		
2	Area under Primary/Nursery School	0.50	2.66	3.16	0.50	
3	Area under Nursing Home	0.25	1.33	1.58		
4	Area under shopping centre	1.27	6.75	8.02		
5	Area under Public Utility				0.09	
6	Area under T.W.				0.35	
7	Area under Park & Open spaces				24.06	
8	Area under River Ghaggar & Nandana Choe				76.00	
	<b>Total Area</b>	<b>19.00</b>	<b>101.00</b>	<b>120.00</b>	<b>101.00</b>	<b>1.52</b>
9	Common facilities for Panchkula Extn. (Water works/crimation ground, police station, fire, Electric Sub-Station etc. borne by this sector					1.52

$$\text{Proportionate Area} = \frac{\text{Total of Chargeable Area}}{\text{Total of Saleable area}} \times \text{Unit-wise Saleable Area}$$

**Point No. 2**

As per speaking order point No.(viii)(d) common area such as area under police station 2 acre), area under cremation ground (4.50 acres), area under sewerage treatment plant (4.00 acres). area under graveyard (0.92 acres) area under fire station (1.70 acres) falling in Sector-28, Panchkula and area under Electric sub-station (1.25 acres) area under water (1 acre) falling in Sector-25, Panchkula may be charged proportionately from the sectors which obtain the benefit of these services. The detail as per their requirement below:-

**Common facilities detail loaded on concerned sector.**

Sr. No.	Sector	Land (In Acres)					Herbal Park	Total (4+5+6+7+8)
1	2	3	4	5	6	7	8	9
1	31	84.82	0.79	0.00		0.00		0.79
2	23	83.00	0.78	0.00		0.00		0.78
3	24	120.00	1.12	0.21		0.18		1.52
4	25	218.30	2.04	0.38		0.33	2.45	5.20
5	26	328.04	3.07	0.57		0.49	2.45	6.58
6	27	238.62	2.23	0.41	0.49	0.00	2.45	5.58
7	28	249.30	2.33	0.43	0.51	0.00	2.45	5.72
<b>Total</b>		<b>1322.08</b>	<b>12.36</b>	<b>2.00</b>	<b>1.00</b>	<b>1.00</b>	<b>9.80</b>	<b>26.17</b>
<b>Ratio base</b>			<b>1322.08</b>	<b>1154.26</b>	<b>487.92</b>	<b>666.34</b>		

**Land cost taken in Price fixation- Sector -24, Panchkula:-**

1. Land cost per acre	3,01,205.00
2. 30% Solatium	90,361.00
3. 12% Interest w.e.f 26.6.89 to 17.6.92 (3 years)	1,08,434.00
4. Actual land cost taken in Price fixation	5,00,000.00
Less: - Award amount (177237297.35 ÷ 1154.26)	1,53,550.00
Enhanced cost paid by allottee of sector 24 at the time of Price fixation	3,46,450.00
5. 9% Interest w.e.f 17.6.92 to 17.6.93 (1 years)	31,180.00
6. 15% Interest w.e.f 18.6.93 to 13.02.2012	
18 Years	9,35,415.00
7 Months	30,314.00
25 Days	3,559.00
(A). Enhanced cost paid by allottee upto 13.02.2012	<b>9,69,288.00</b>

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Payment made upto-13.02.2012 for land acquisition 25-28, PKL excluding award amount Rs. 5952465980.00

Total land acquired 1154.26 acres

(B). Payment made per acre (5952465980/1154.26) Rs 5156954.00

(A-B) Enhancement recoverable per acre (5156954-1346918) Rs. 3810036.00

The calculation sheet regarding enhanced compensation of Sector-24, Panchkula is as under:-

<b>Sector-24, Panchkula</b>				
1	Total recoverable amount for allottees upto 13.02.2012 (120*3810036)	457204320.00		
2	Total Land of Sec-24	120.00		
3	E.C. per Acre	3810036		
4	Total Land Acquired for Sector-24	120.00		
5	Common Facility which land situated in another sectors	1.52		
		121.52		
6	Total Amount of E.C. for Sec-24	462995574.72		
7	Recoverable EC per acre for Sector-24	3858296.00		
8	<b>Proportionate Enhancement as per above table is as under:-</b>	<b>Acres</b>	<b>Per Acre</b>	
			<b>Total</b>	
i)	Area Under Group Housing	107.24	3858296	413763663
ii)	Area under Primary/ Nursery	3.16	3858296	12192215
iii)	Area under Nursing Home	1.58	3858296	6096108
iv)	Area under Shopping centre	8.02	3858296	30943534
	<b>Total</b>	<b>120.00</b>		<b>462995520</b>
9	Total E.C. of plotable area chargeable from allottee of Sec-24			462995520
10	E.C. for General Category (A) (A / 19/ 4840)			<b>5034.75</b> Per Sq.yd

This area statement may be read with memo no. 169 dated 20.01.2012.

### DETAIL OF AREAS OF SECTOR-24, PANCHKULA

TOTAL AREA OF THE SECTOR	120.00 ACS
NET PLANNED AREA	44.00 ACS
AREA UNDER GROUP HOUSING	16.98ACS ✓
AREA UNDER PRIMARY/NURSERY SCHOOL	1.00 ACS ✓
AREA UNDER NURSING HOME	0.25 ACS ✓
AREA UNDER SHOPING CENTRE	1.27ACS ✓
AREA UNDER PUBLIC UTILITY	0.09ACS ✓
AREA UNDER T.W	0.35ACS ✓
AREA UNDER PARK & OPEN SPACE	24.06ACS,
AREA UNDER RIVER GHAGGAR & NANDANA CHOE	76.00 ACS
TOTAL AREA	120.00ACS

DRG.NO. D.T.P (P) 1111/09 DATED 13.5.2009

*Parveen*

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*H. Chahal*

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