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HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

No.HUDA-CCF-Acctt-II-2012/

23211

Dated : 22/6/12

To

The Estate Officer,
HUDA, Panchkula.

Subject : Revised Recovery of 5th enhancement and 6th enhancement in respect of Sector-26, Panchkula.

Ref:- This is in-continuation of this office memo.no.HUDA.CCF.Acctt-II-2010/ 24558 dated 15.07.2011.

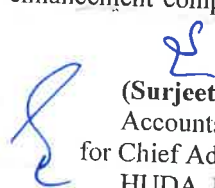
It is intimated that in compliance of the orders of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M), the speaking orders were passed on dated 18.01.2011. After passing the speaking order the Resident Welfare Society (House Owner) again heard on 19.03.2012 by the committee and the objection filed by them on 19.03.2012 were considered. In the meeting Resident Welfare Society (House Owners) submitted that there is difference in the area and amount paid to land owners on which the enhanced compensation has been worked out. It was decided in the meeting to certify the area and payment details. CTP, HUDA was asked to certify the actual area. LAO, Panchkula and Sr.A.O., Panchkula O/o Administrator, HUDA, Panchkula were asked to certify the payments. After certification the detail of area and payments, it was decided to correct/revise the rate of recovery of enhanced compensation and as per speaking order passed in compliance of the order of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M).

Accordingly the recovery rate of 5th EC has been worked out to Rs.1839.89 per sq.yd. against the previous recovery rate of Rs.3361.20 per Sq.yd. for general category and Rs.38.29 per sq.yd. against the previous recovery rate of Rs.819.81 per Sq.yd. for EWS category in respect of Sector-26, Panchkula. This recovery will be effected from the date of issue of original notice with the following stipulations :-

- i) The allottees who have paid the extra amount due to decrease in the rate of recovery will be allowed interest @15% p.a. on the excess amount paid by them.
- ii) The allottees who have not paid/ partly paid the enhanced compensation, the amount will be recovered alongwith interest @15% per annum on the revised rates from the date of issue of original notice.

On the basis of further payments made to the land owners by the LAO, Panchkula, the 6th recovery rate of enhanced compensation works out to Rs.194.14 per Sq.yd. for General category and Rs.47.35 per sq.yd. for EWS category. The recovery notices may be issued within 15 days. The extra amount paid by the allottees of 5th enhancement alongwith the interest may be adjusted against the 6th enhancement and excess amount, if found, thereafter may be refunded without any request from the allottee.

You are, therefore, requested to issue the revise notices of recovery of 5th enhancement and issue the notices of 6th enhancement as per above decision. The copy of revised calculation of 5th enhancement and copy of 6th are enclosed herewith. Any amount of enhancement compensation paid thereafter will be recoverable from the allottees.

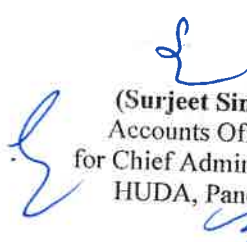

(Surjeet Singh)
Accounts Officer,
for Chief Administrator,
HUDA, Panchkula

Endst.No.HUDA.CCF.Acctt.-II/2012/

23212

Dated : 22/6/12

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


(Surjeet Singh)
Accounts Officer,
for Chief Administrator,
HUDA, Panchkula

Revise calculation as per speaking order

As per speaking order passed in the compliance with the order of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M). The calculation revised as under as per speaking order.

Calculation of Sector-26 Panchkula.

Point No. 1

Area of Sector-26 Panchkula as provided by Town & Country Planning Wing vide memo No.2161 dated 14.11.2011, No.169 dated 20.01.2012 and No.5887 dated 23.05.2012 and verified by DTP, HUDA, Panchkula on noting dated 12.06.2012 placed below detail as under :-

1. Total area of the Sector	381.14	Acre
2. Area of the Sector acquired	328.04	Acre
3. Area under HSEB including Communicatipn Zone	40.80	Acre
4. Area under village Abadi	12.00	Acre
5. Area under communication zone	6.70	Acre
6. Area under Ghaggar & Woodland area	67.68	Acre
7. Area under released	0.30	Acre
8. Net area planned	253.66	Acre
9. Area under plots	80.14	Acre
10. Area under Housing Board	2.60	Acre
11. Area under Community Facilities	1.37	Acre
12. Area under Nursing Home/Clinics	0.82	Acre
13. Area under Health Centre	1.00	Acre
14. Area under Educational facilities	14.56	Acre
15. Area under shopping centre	15.62	Acre
16. Area under Police Station/Police Post	1.00	Acre
17. Area under Religious building	0.90	Acre
18. Area under Community Centre	2.40	Acre
19. Area under Public and Semi Public use	9.53	Acre
20. Area under Poly Clinic	1.58	Acre
21. Area under crèche	0.40	Acre
22. Area under Ashiana Scheme	4.44	Acre
23. Area under HUDA Land	3.37	Acre
24. Area under Farmer Day Market	3.58	Acre
25. Area under T.W./Road and open spaces / Herbal Park	110.35	Acre

Note : i) 5.97 acres has been carved out by CTP, HUDA in re-recreational zone of Sector-25 and the benefit of which has been given to Sector-25,26,27&28, Panchkula equally. 9.80 acres land of Herbal Park has been loaded equally between Sector-25,26,27&28, Panchkula.

ii) 2.60 acres land was reserved for Housing Board and now still with HUDA unallotted. 60 nos. plots of 3 Marla and 243 nos. plot of 2 Marla allotted to Housing Board, 42 plots of 2 Marla is still with HUDA. Total area of these 345 plots is 3.76 acres already included in 80.14 acres plotable area as per report of CTP, HUDA.

Common facilities detail loaded on concerned sector.

S.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
Total		1322.08	12.36	2.00	1.00	1.00	9.80	26.17
Ratio base			1322.08	1154.26	487.92	666.34		

The revise calculation of enhancement 1st, 2nd, 3rd and 5th, however the 4th enhancement is already refunded to the allottees as per Court order.

CALCULATION SHEET (1st EC)				26
1	Total Amount paid upto 15.10.2000 for Sec.24 to 28		366647032.00	
2	Total Land of Sec.24 to 28		1154.26	
3	E.C. per Acre		317647	
4	Total Land Acquired for Sector-26		328.04	
	Herbel Park		9.80	
5	Common Facilitiy which land situated in another sectors.		6.58	
	Re-recreational Land salcable		1.49	
			326.31	
6	Total Amount of E.C. for Sec.26		103651393	
7	EC per acre for Sector-26 (319.73)		324184	
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	E.C. chargeable to allottee	211.33	324184	68509805
ii)	E.C. for housing board but with HUDA	6.86	324184	2223902
iii)	E.C. of NH/Clinics	2.16	324184	700237
iv)	E.C. of Edu.facilities	19.2	324184	6224333
v)	E.C. of Shopping Centre	45.12	324184	14627182
vi)	E.C. of	25.13	324184	8146744

	Public/Semi Public			
vii)	Area under Creach	1.05	324184	340393
viii)	E.C. of HUDA land	8.88	324184	2878797
	Total		319.73	103651393
9	Total E.C. of plotable area chargeable from allottee of Sec.26	(A)		103651393
10	Benefit for General Category	(A / 121.55 / 4840)		176.19 Per Sq.yd
11	Difference old EC & new EC (General)	(G)	383.95	176.19
12	Difference old EC & new EC (EWS)	(H)	383.95	176.19
13	Benefit/Recovery on Sr.No.11 from 15.10.2000 to 15.7.2011 @15% (3920 days)	(G x 15/ 100/ 365 x 3920)		334.70 Per Sq.yd
14	Benefit/Recovery on Sr.No.12 from 15.10.2000 to 15.7.2011 @15% (3920 days)	(H x 15/ 100/ 365 x 3920)		334.70 Per Sq.yd

CALCULATION SHEET (2nd EC)				26
1	Total Amount paid upto 15.05.2002 for Sec.24 to 28	311848518.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	270172		
4	Total Land Acquired for Sector-26	328.04		
	Herbel Park	9.80		
	Common Facility which land situated in another sectors.	6.58		
	Re-creational Land saleable	1.49		
		326.31		
6	Total Amount of E.C. for Sec.26	88159825		
7	E.C per acre for Sector-26 (319.73)	275732		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	E.C. chargeable to allottee	211.33	275732	58270444
ii)	E.C. for housing board but with HUDA	6.86	275732	1891522
iii)	E.C. of NH/Clinics	2.16	275732	595581

iv)	E.C. of Edu.facilities	19.2	275732	5294054	
v)	E.C. of Shopping Centre	45.12	275732	12441028	
vi)	E.C. of Public/Semi Public	25.13	275732	6929145	
vii)	Area under Creach	1.05	275732	289519	
viii)	E.C. of HUDA land	8.88	275732	2448532	
	Total		319.73	88159825	
9	Total E.C. of plotable area chargeable from allottee of Sec.26		(A)	88159825	
				88159825	
10	Rate of General Category			820	Per Sq.yd
11	Rate of EWS Category			200	Per Sq.yd
12	Proportionate Ratio				
i)	General Category	(B)	$(117.49 \times 820 \times 4840)$	117.49	466294312.00
ii)	EWS Category	(C)	$(3.76 \times 200 \times 4840)$	3.76	3639680.00
		(D)			469933992.00
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	117.49	87477019.42
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	3.76	682805.58
					88159825.00
15	E.C. for General Category		$(E / 117.49 / 4840)$		153.83 Per Sq.yd
16	E.C. for EWS Category		$(F / 3.76 / 4840)$		37.52 Per Sq.yd
17	Difference old EC & new EC (General)	(G)	70.20	153.83	-83.63 Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	17.21	37.52	-20.31 Per Sq.yd
19	Benefit/Recovery on Sr.No.16 from 15.05.2002 to 15.7.2011 @15% (3345 days)		$(G \times 15 / 100 / 365 \times 3345)$		-114.97 Per Sq.yd
20	Benefit/Recovery on Sr.No.17 from 15.05.2002 to 15.7.2011 @15% (3345 days)		$(H \times 15 / 100 / 365 \times 3345)$		-27.92 Per Sq.yd

CALCULATION SHEET (3rd EC)		26
1	Total Amount paid upto 15.10.2002 for Sec.24 to 28	80165027.00
2	Total Land of Sec.24 to 28	1154.26
3	E.C. per Acre	69451

4	Total Land Acquired for Sector-26 Herbel Park	328.04			
5	Common Facility which land situated in another sectors. Re-creational Land available	9.80 6.58 1.49			
		326.31			
6	Total Amount of E.C. for Sec.26	22662556			
7	EC per acre for Sector-26 (319.73)	70880			
8	Proportionate Enhancement as per above table is as under :-		Acres	Per Acre	Total
i)	E.C. chargeable to allottee		211.33	70880	14979070
ii)	E.C. for housing board but with HUDA		6.86	70880	486237
iii)	E.C. of NH/Clinics		2.16	70880	153101
iv)	E.C. of Edu.facilities		19.2	70880	1360896
v)	E.C. of Shopping Centre		45.12	70880	3198106
vi)	E.C. of Public/Semi Public		25.13	70880	1781214
vii)	Area under Creach		1.05	70880	74424
viii)	E.C. of HUDA land		8.88	70880	629508
	Total		319.73		22662556
9	Total E.C. of plotable area chargeable from allottee of Sec.26		(A)		22662556
					22662556
10	Rate of General Category				820 Per Sq.yd
11	Rate of EWS Category				200 Per Sq.yd
12	Proportionate Ratio				
i)	General Category	(B)	$(117.49 \times 820 \times 4840)$	117.49	466294312.00
ii)	EWS Category	(C)	$(3.76 \times 200 \times 4840)$	3.76	3639680.00
		(D)			469933992.00
13	Amount for EC (General Category)	(E)	(A / D x B)	117.49	22487032.52
14	Amount for EC (EWS Category)	(F)	(A / D x C)	3.76	175523.48
					22662556.00
15	E.C. for General Category		(E / 117.49 / 4840)		39.54 Per Sq.yd
16	E.C. for EWS		(F / 3.76 / 4840)		9.64 Per Sq.yd

17	Category Difference old EC (G) & new EC (General)	119.24	39.54	79.70	Per Sq.yd
18	Difference old EC (H) & new EC (EWS)	29.08	9.64	19.44	Per Sq.yd
19	Benefit/Recovery on Sr.No.16 from 15.10.2002 to 15.7.2011 @15% (3190 days) (G x 15/ 100/ 365 x 3190)			104.48	Per Sq.yd
20	Benefit/Recovery on Sr.No.17 from 15.10.2002 to 15.7.2011 @15% (3190 days) (H x 15/ 100/ 365 x 3190)			25.48	Per Sq.yd

CALCULATION SHEET (5th EC)				26
1	Total Amount paid upto 15.07.2011 for Sec.24 to 28	4800254938.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	4158729		
4	Total Land Acquired for Sector-26 Herbel Park	328.04		
5	Common Facility which land situated in another sectors. Re-recreational Land saleable	9.80		
		6.58		
		1.49		
		326.31		
6	Total Amount of E.C. for Sec.26	1357034860		
7	EC per acre for Sector-26 (319.73)	4244315		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	E.C. chargeable to allottee	211.33	4244315	896951089
ii)	E.C. for housing board but with HUDA	6.86	4244315	29116001
iii)	E.C. of NH/Clinics	2.16	4244315	9167720
iv)	E.C. of Edu.facilities	19.2	4244315	81490848
v)	E.C. of Shopping Centre	45.12	4244315	191503493
vi)	E.C. of Public/Semi Public	25.13	4244315	106659636
vii)	Area under Creach	1.05	4244315	4456531
viii)	E.C. of HUDA land	8.88	4244315	37689542
	Total	319.73		1357034860

9	Total E.C. of plotable area chargeable from allottee of Sec.26	(A)			1357034860	
		(A)			<u>1357034860</u>	
10	Rate of General Category				820	Per Sq.yd
11	Rate of EWS category				200	Per Sq.yd
12	Proportionate Ratio					
i)	General Category	(B)	$(117.49 \times 820 \times 4840)$	117.49	<u>466294312.00</u>	
ii)	EWS Category	(C)	$(3.76 \times 200 \times 4840)$	3.76	<u>3639680.00</u>	
		(D)			<u>469933992.00</u>	
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	117.49	<u>1346524505.94</u>	
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	3.76	<u>10510354.06</u>	
					<u>1357034860.00</u>	
15	E.C. for General Category		$(E / 117.49 / 4840)$		<u>2367.93</u>	Per Sq.yd
16	E.C. for EWS Category		$(F / 3.76 / 4840)$		<u>577.54</u>	Per Sq.yd
17	Difference old EC & new EC (General)	(G)	3361.20	2367.93	<u>993.27</u>	Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	819.81	577.54	<u>242.27</u>	Per Sq.yd

As per above revise calculation the benefits of enhancements is as under :-

Detail of Benefit / Recovery is as under :-

Sector-26	1st EC	2nd EC	3rd EC	5th EC		Total
General Category EC difference	207.76	-83.63	79.70	993.27	0.00	1197.10
General Category EC interest	334.70	-114.97	104.48	0.00	0.00	324.21
Total						1521.31
EWS Category EC difference	207.76	-20.21	19.44	242.27	0.00	449.26
EWS Category EC interest	334.70	-27.92	25.48	0.00	0.00	332.26
Total						781.52
			Old Rate	Benefit	New Rates	
Revise General Category rate w.e.f. 15.7.2011			3361.20	1521.31	1839.89	per Sq.yd
Revise EWS Category rate w.e.f. 15.7.2011			819.81	781.52	38.29	per Sq.yd

The new revise rates for General Category is Rs.1838.24 per Sq.yd and for EWS Category is Rs.574.83 per Sq.yd. w.e.f. 15.07.2011. The old recovery notice will be remained intact and new rates will be implemented in the 5th EC notice.

As per new detail submitted by LAO, Panchkula the payment of Rs.393550465.00 which was made after 15.07.2011 to the land owners. The 6th Enhancement recovery calculation is as under:-

CALCULATION SHEET (6th EC)			26
1	Total Amount paid upto 13.02.2012 for Sec.24 to 28	393550465.00	
2	Total Land of Sec.24 to 28	1154.26	
3	E.C. per Acre	340955	
4	Total Land Acquired for Sector-26 Herbel Park	328.04	
		9.80	
5	Common Facility which land situated in another sectors Re-recreational Land saleable	6.58	
		1.49	
		326.31	
6	Total Amount of E.C. for Sec.26	111257026	
7	EC per acre for Sector-26 (319.73)	347972	
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre
			Total
i)	E.C. chargeable to allottee	211.33	347972
			73536923
ii)	E.C. for housing board but with HUDA	6.86	347972
			2387088
iii)	E.C. of NH/Clinics	2.16	347972
			751620
iv)	E.C. of Edu.facilities	19.2	347972
			6681062
v)	E.C. of Shopping Centre	45.12	347972
			15700497
vi)	E.C. of Public/Scmi Public	25.13	347972
			8744536
vii)	Area under Creach	1.05	347972
			365371
viii)	E.C. of HUDA land	8.88	347972
			3089929
	Total	319.73	111257026
9	Total E.C. of plotable area chargeable from allottee of Sec.26	(A)	111257026
			111257026
10	Rate of General Category		820 Per Sq.yd
11	Rate of EWS Category		200 Per Sq.yd
12	Proportionate Ratio		
i)	General Category (B)	(117.49 x 820 x	117.49 466294312.00

		4840)				
ii) EWS Category	(C)	(3.76 x 200 x 4840)	3.76	3639680.00		
	(D)			469933992.00		
13 Amount for EC (General Category)	(E)	(A / D x B)	117.49	110395330.57		
14 Amount for EC (EWS Category)	(F)	(A / D x C)	3.76	861695.43		
				111257026.00		
15 E.C. for General Category		(E / 117.49 / 4840)		194.14	Per Sq.yd	
16 E.C. for EWS Category		(F / 3.76 / 4840)		47.35	Per Sq.yd	

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

DETAIL OF AREA OF SECTOR-26, PANCHKULA.

TOTAL AREA OF THE SECTOR	381.14 ACRE
AREA OF THE SECTOR ACQUIRED	328.04 ACRE ✓
AREA UNDER H.S.E.B INCLUDING COMMUNICATION ZONE	40.80 ACRE
AREA UNDER VILLAGE ABADI	12.00 ACRE
AREA UNDER COMMUNICATION ZONE	6.70 ACRE
AREA UNDER GHAGGAR & WOODLAND AREA	67.68 ACRE
AREA UNDER RELEASED	0.30 ACRE
NET AREA PLANNED	253.66 ACRE
AREA UNDER PLOTS	80.14 ACRE
AREA UNDER HOUSING BOARD	2.60 ACRE
AREA UNDER COMMUNITY FACILITIES	1.37 ACRE
AREA UNDER NURSING HOME/CLINICS	0.82 ACRE
AREA UNDER HEALTH CENTRE	1.00 ACRE ✗
AREA UNDER EDUCATIONAL FACILITIES	14.56 ACRE
AREA UNDER SHOPPING CENTRE	15.62 ACRE
AREA UNDER POLICE STATION/POLICE POST	1.00 ACRE
AREA UNDER RELIGIOUS BUILDING/DHARMSHALA	0.90 ACRE
AREA UNDER COMMUNITY CENTRE	2.40 ACRE
AREA UNDER PUBLIC & SEMI PUBLIC USE	11.11 ACRE
AREA UNDER CRECHE	0.40 ACRE
AREA UNDER ASHIANA SCHEME	4.44 ACRE
AREA UNDER HUDA LAND	6.95 ACRE
AREA UNDER T.W & OPEN SPACES	18.15 ACRE]
AREA UNDER ROAD	92.20 ACRE]
TOTAL AREA	253.66 ACRE

DRG.NO. D.T.P (P) 385/95 DATED 20.10.95

Lawer

PA

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H. Ham

P.T.P