

HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

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

11347

Dated :

28/5/12

To

The Estate Officer,
HUDA, Panchkula.

Subject : Revised Recovery of 1st enhancement and 2nd (new) enhancement in respect of sector-27, Panchkula.

Ref:-

This is in-continuation of this office memo.no.HUDA.CCF.Acctt-II-2010/ 24564-69 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 representation from Joint Action Committee of Sector 25 to 28, Panchkula was received against the recovery of enhancement of sector-27, Panchkula. The representation of the Joint Action Committee was examined and meetings were also held with the representative of Joint Action Committee. The Joint Action Committee intimated that there is difference in the area and amount paid to land owners on which the enhanced compensation had been worked out then the area existed at site. The STP, HUDA and DTP, Panchkula, were asked to verify the actual area. LAO, Panchkula and Sr.A.O., Panchkula O/o Administrator, HUDA, Panchkula were asked to reconcile the payments. After reconciliation the detail of area and payments by CTP/DTP and LAO/Sr.A.O., Panchkula, it was decided to make the corrections in the rate of recovery of enhanced compensation on the basis of actual area, actual payments detail and 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 has been worked out to Rs.1903.76 per sq.yd. against the previous recovery rate of Rs.3098.16 per Sq.yd. for general category in respect of Sector-27, 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 of enhanced compensation, the amount will be charged the 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 second recovery rate of enhanced compensation works out to Rs.162.33 per Sq.yd. for General category. The recovery of which notices may be issued within 15 days. The extra amount paid by the allottees of 1st enhancement alongwith the interest may be adjusted against the 2nd enhancement and excess amount, if found, thereafter may be refunded.

You are, therefore, requested to issue the revise notices of recovery of 1st enhancement and issue the notices of 2nd enhancement as per above decision. The copy of revised calculation of 1st enhancement and copy of 2nd enhancement 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/

11348

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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

Calculation of Sector-27 Panchkula.

Pont No. 1

Detail of Area of Sector-27 Panchkula as provided by Town & Country Planning Wing vide memo No.2161 dated 14.11.2011 and No.169 dated 20.01.2012 also verified by DTP, HUDA, Panchkula as under :-

1.	Total area of the sector	251.61 acre
2.	Area under River Ghaggar	42.61 acre ✓
3.	Released Area	6.25 acre
4.	Village Abadi	6.74 acre
5.	Restricted Belt 30M wide	4.59 acre ✓
6.	Total Area acquired for Sec.27	238.62 acre ✓
	Net Area planned	191.42 acre ✓
7.	Area under plots	60.01 acre
6.	Area under Group Housing(including area under litigation)	22.14 acre
7.	Area under commercial zone	10.50 acre
8.	Area under Residential/Public/Semi Public	3.29 acre
9.	Area under Nursing Home/Clinic	0.76 acre
10.	Area under Police Post	0.20 acre
11.	Area under Creche	0.50 acre
12.	Area under Educational facilities	10.13 acre
13.	Area under Dispensary	1.25 acre
14.	Area under Community Centre	1.32 acre
15.	Area under Religious building	0.20 acre
16.	Area under Electric Sub Station	1.25 acre
17.	Area under Water Works	1.00 acre
18.	Area under open space/HT Line	14.00 acre
19.	Area under HUDA Land	2.00 acre
20.	Area under Roads and open space	62.65 acre
21.	Area under Petrol Pump	0.22 acre

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 :-

Detail of land situated in different sectors and facility availed by different sectors.

Sr.No.	Name of Project	Sector	Purpose	Area	Facility availed by Sector
1	Sewerage Treatment Plant	28	To feed all sectors of Panchkula Extn.	4.00	23,24,25,26,27, 28&31.
2	Fire Station	28	To feed all sectors of Panchkula Extn.	1.70	23,24,25,26,27, 28&31.
3	Electrical Sub-Station	25	To feed all sectors of Panchkula Extn.	1.25	23,24,25,26,27, 28&31.

4	Water Works	25	To feed Sector-24,25 & 26 Panchkula	1.00	24,25&26
5	Police Station	28	For the purpose of Security, law & order of all Sectors of Panchkula Extn.	2.00	24,25,26,27&28.
6	Cremation Ground	28	To feed Sector-23, 31 and 32 Panchkula.	4.50	23,24,25,26,27, 28&31.
7	Water Works	27	To feed all sectors of Panchkula Extn.	1.00	27&28
8	Grave Yard	25	To feed Sector-27 & 25 Panchkula.	0.92	23,24,25,26,27, 28&31.
	Total	8		16.37	

Above detail loaded on concerned sector as under :-.

S.No.	Sector	Land (In Acres)					Total (4+5+6+7)
1	2	3	4	5	6	7	8
1	31	84.82	0.79				0.79
2	23	83.00	0.78				0.78
3	24	120.00	1.12	0.21		0.18	1.51
4	25	218.30	2.04	0.38		0.33	2.75
5	26	328.04	3.07	0.57		0.49	4.13
6	27	238.62	2.23	0.41	0.49		3.14
7	28	249.30	2.33	0.43	0.51		3.28
	Total	1322.08	12.37	2.00	1.00	1.00	16.37
	Ratio base		1322.08	1154.26	487.92	666.34	

Point No. 3

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

SNO		Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Chargeable / Common area	Coomon Land Exclude	Coomon Land include
1	2	3	4	5	6		7
1	Area under plots	60.01	76.47	136.48			
2	Area under GHS including area under litigation	22.14	28.21	50.35			
3	Area under Commercial	10.50	13.38	23.88			
4	Area under Public/Semi Public use	3.29	4.19	7.48			

5	Area under Clinic/Nursing Home	0.76	0.97	1.73			
6	Area under Police Post					0.20	
7	Area under Creche	0.50	0.64	1.14			
8	Area under Education Facilities	5.06	6.45	11.51		5.07	
9	Area under Dispensary					1.25	
10	Area under Community Centre					1.32	
11	Area under Religious Building					0.20	
12	Area under Electric sub-station					1.25	
13	Area under Water Works						1.00
14	Area under HUDA Land	2.00	2.55	4.55			
15	Area under Petrol Pump	0.22	0.28	0.50			
16	Area under Open Spaces/HT Line					14.00	
17	Area under Roads					62.65	
18	Area under River Ghaggar					42.61	
19	Area under Ristricted belt 30mtr wide					4.59	
	Total Area	104.48	133.14	237.62		133.14	1.00 3.14
18	Common facilities for Panchkula Extn. (Water works/crimation ground, police station, Fire, Electric Sub-Station etc. this sector.						3.14

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

The recovery rate in respect of Sector-27, Panchkula works out are as under:-

CALCULATION SHEET (1st EC)		27
1	Total Amount paid as per Court order (Upto 15.07.2011)	4615398500.00
2	Total Land of Sec.27.	1154.26

3	E.C. per Acre		3998578		
4	Total Land Acquired for Sector-27.		238.62		
5	LESS : Common facility for other sectors		1.00		
			237.62		
6	ADD : Common Facility falling in other sector and chargeable to sec.27.		3.14		
			240.76		
7	Total Amount of E.C. for Sec.27		962697639		
8	EC per acre for Sector-27 (237.62)		4051417		
9	Proportionate Enhancement as per above table is as under :-				
			Acres	Per Acre	Total
i)	Area under plots		186.83	4051417	756926238
ii)	Area under GHS including area under litigation		0	4051417	0
iii)	Area under Commercial		23.88	4051417	96747838
iv)	Area under Public/Semi Public use		7.48	4051417	30304599
v)	Area under Clinic/Nursing Home		1.73	4051417	7008951
vi)	Area under Creche		1.14	4051417	4618615
vii)	Area under Education Facilities		11.51	4051417	46631810
viii)	Area under HUDA Land		4.55	4051417	18433947
ix)	Area under Petrol Pump		0.50	4051417	2025641
	Total		237.62		962697639
10	Rate of General Category floatation				0 Per Sq.yd
11	Rate of EWS Category floatation				0 Per Sq.yd
12	Proportionate Ratio				
i)	General Category	(B)	$(104.48 \times 0 \times 4840)$	0	962697639.00
ii)	EWS Category	(C)	$(0 \times 0 \times 4840)$	0	0.00
		(D)			962697639.00
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	104.48	962697639.00
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	0	0.00
					962697639.00
15	E.C. for General Category		$(E / 104.48 / 4840)$		1903.76 Per Sq.yd
16	E.C. for EWS Category		$(F / 0 / 4840)$		0.00 Per Sq.yd
17	Difference old EC & new EC (General)	(G)	3098.16	1903.76	1194.40 Per Sq.yd

The revised rates of enhancement after giving benefits is

	Old Rate	Benefit	New Rates	
Difference old EC & new EC (General) w.e.f. 15.07.2011	3098.16	1194.40	1903.76	per Sq.yd

However some extra payment made from 16.07.2011 to 06.01.2012 Rs.393550465.00 detailed at flag 'X' to the land owners. The second enhanced compensation worked out as under :-

CALCULATION SHEET (2nd EC)				27
1	Total Amount paid as per Court order (from 15.7.2011 to 06.01.2012)	393550465.00		
2	Total Land of Sec.27.	1154.26		
3	E.C. per Acre	340955		
4	Total Land Acquired for Sector-27.	238.62		
5	LESS : Common facility for other sectors	1.00		
		237.62		
6	ADD : Common Facility falling in other sector and chargeable to sec.27.	3.14		
		240.76		
7	Total Amount of E.C. for Sec.27	82088326		
8	EC per acre for Sector-27 (237.62)	345461		
9	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	Area under plots	186.83	345461	64542479
ii)	Area under GIS including area under litigation	0	345461	0
iii)	Area under Commercial	23.88	345461	8249609
iv)	Area under Public/Semi Public use	7.48	345461	2584048
v)	Area under Clinic/Nursing Home	1.73	345461	597648
vi)	Area under Creche	1.14	345461	393826
vii)	Area under Education Facilities	11.51	345461	3976256
viii)	Area under HUDA Land	4.55	345461	1571848
ix)	Area under Petrol Pump	0.50	345461	172612
	Total	237.62		82088326
10	Rate of General Category floatation			0 Per Sq.yd
11	Rate of EWS Category floatation			0 Per Sq.yd
12	Proportionate Ratio			
i)	General Category	(B)	(104.48 x 0 x 4840)	0 82088326.00
ii)	EWS Category	(C)	(0 x 0 x 4840)	0 0.00
		(D)		82088326.00
13	Amount for EC (General Category)	(E)	(A / D x B)	104.48 82088326.00

14	Amount for EWS Category (F)	(A / D x C)	0	0.00
				82088326.00
15	E.C. for General Category	(E / 104.48 / 4840)		162.33 Per Sq.yd

The second enhancement rate for General Category is Rs.162.33 per Sq.yd may be issued immediately.

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

DETAIL OF AREA OF SECTOR-27, PANCHKULA.

TOTAL AREA OF THE SECTOR	251.61 ACRE
AREA OF THE SECTOR ACQUIRED	238.62 ACRE
AREA UNDER RIVER GHAGGAR	42.61 ACRE ✓
AREA UNDER VILLAGE ABADI	6.74 ACRE
RELEASED AREA	6.25 ACRE
AREA UNDER RESTRICTED BELT 30 MTS WIDE	4.59 ACRE ✓
NET AREA PLANNED	191.42 ACRE
AREA UNDER PLOTS	60.01 ACRE ✓
AREA UNDER GROUP HOUSING INCLUDING AREA UNDER LITIGATION	22.14 ACRE ✓
AREA UNDER COMMERCIAL	10.50 ACRE ✓
AREA UNDER PUBLIC/SEMI PUBLIC USE	3.29 ACRE ✓
AREA UNDER CLINIC/NURSING HOME	0.76 ACRE ✓
AREA UNDER POLICE POST	0.20 ACRE ✓
AREA UNDER CRECHE	0.50 ACRE ✓
AREA UNDER EDUCATIONAL FACILITIES	10.13 ACRE ✓
AREA UNDER DISPENSARY	1.25 ACRE
AREA UNDER COMMUNITY CENTRE	1.32 ACRE ✓
AREA UNDER RELIGIOUS BUILDING	0.20 ACRE ✓
AREA UNDER ELECTRIC SUB-STATION	1.25 ACRE ✓
AREA UNDER WATER WORKS	1.00 ACRE ✓
AREA UNDER HUDA LAND	2.00 ACRE ✓
AREA UNDER PETROL PUMP	0.22 ACRE ✓
AREA UNDER OPEN SPACES / H.T LINE	14.00 ACRE ✓
AREA UNDER ROADS	62.65 ACRE
TOTAL AREA	191.42 ACRE

DRG.NO.D.T.P (P) 773/2002 DATED 5.12.2002

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