

HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

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

11349

Dated : 28/3/12

To

The Estate Officer,
HUDA, Panchkula.

Subject : Revised Recovery of 1st enhancement and 2nd (new) enhancement in respect of sector-28, Panchkula.

Re . 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-28, 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.2495.34 per sq.yd. against the previous recovery rate of Rs.4646.49 per Sq.yd. for general category and Rs.367.50 per sq.yd. against the previous recovery rate of Rs.684.31 per Sq.yd. for EWS category in respect of Sector-28, Panchkula. This recovery will be effected from the date of issue of original notice with the following stipulations :-

- iii) 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.
- iv) 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.212.78 per Sq.yd. for General category and Rs.31.34 per sq.yd. for EWS 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/

11300

Dated : 28/3/12

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

Calculation of Sector-28 Panchkula.

Pont No. 1

Detail of Area of Sector-28 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	255.50 acre
2.	Area under River Ghaggar	74.02 acre
3.	Area under restricted Belt 30m wide	2.70 acre ✓
4.	Released area	6.20 acre
	Area acquired for Sec.28	249.30 acre ✓
5.	Net Area planned	172.58 acre ✓
6.	Area under plots	62.86 acre
7.	Area under commercial	9.00 acre
8.	Area under Nursing Home/Clinic	0.84 acre
9.	Area under Crecha	0.70 acre
10.	Area under Educational facilities	10.50 acre
11.	Area under Dispensary	1.00 acre
12.	Area under Fire Station	1.70 acre
13.	Area under Community centre/club	2.08 acre
14.	Area under Police Station	2.00 acre
15.	Area under Religious building	0.20 acre
16.	Area under cremation ground	4.50 acre
17.	Area under sewerage treatment plant	4.00 acre
18.	Area under Institutional sites	3.90 acre
19.	Area under shuttering Market	0.82 acre
20.	Area under Grave yard	0.92 acre
21.	Area under Ashiana Scheme	3.75 acre
22.	Area under HUDA Land	0.09 acre
23.	Area under Roads and open space/HT Line	11.73 acre
24.	Area under Roads	51.77 acre
25.	Area under Petrol Pump	0.22 acre
	Total Planned	172.58 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	Common Land Exclude	Common land of other sector
1	2	3	4	5	6	7	
1	Area under plots	62.86	114.56	177.42			
2	Area under Commercial	9.00	16.40	25.40			
3	Area under Nursing Home/Clinics	0.84	1.53	2.37			
4	Area under crèche	0.70	1.28	1.98			
5	Area under Educational facilities	5.25	9.57	14.82	5.25		

6	Area under Dispensary					1.00		
7	Area under Fire Station					2.08		
8	Area under Community Centre/Club							
9	Area under Petrol Pump	0.22	0.40	0.62				
10	Area under Police Station/Police Post					0.20		
11	Area under Religious building							
12	Area under Cremation Ground							
13	Area under sewerage treatment plant							
14	Area under Institutional site	3.90	7.11	11.01				
15	Area under shuttering market	0.82	1.49	2.31				
16	Area under Grave yard					3.75		
17	Area under Ashiana Scheme							
18	Area under HUDA Land	0.09	0.16	0.25				
19	Area under Open Spaces/HT Lines					11.73		
20	Area under Roads					51.77		
21	Area under Roads					74.02		
22	Area under River Ghaggar					2.70		
23	Area under restricted belt 30mtr wide							
Total Area		83.68	152.50	236.18		152.50	13.12	3.28
18	Common facilities for Panchkula Extn. (Water works/crimation ground, police station, Fire, Electric Sub-Station etc.) this sector							3.28

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

Land for Common facility for Panchkula Extn. Excluded from land of Sector-28.

1	Area under Fire Station			1.70		
2	Area under Police Station/Police Post			2.00		
3	Area under Cremation Ground			4.50		

4	Area under sewerage treatment plant		4.00		
5	Area under Grave yard		0.92		
			13.12		

The recovery rate in respect of Sector-28, Panchkula works out are as under:-

CALCULATION SHEET (1st EC) 28

1	Total Amount paid as per Court order (Upto 15.07.2011)	4615398500.00
2	Total Land of Sec.28	1154.26
3	E.C. per Acre	3998578
4	Total Land Acquired for Sector-28	249.30
	LESS : Common facility for other sectors	13.12
		236.18
5	ADD : Common Facility falling in other sector and chargeable to sec.28.	3.28
		239.46
6	Total Amount of E.C. for Sec.28	957499488
7	EC per acre for Sector-28 (236.18)	4054109

	Acres	Per Acre	Total
8 Proportionate Enhancement as per above table is as under :-			
i) Area under plots	177.42	4054109	719280019
ii) Area under Commercial	25.4	4054109	102974369
iii) Area under Nursing Home/Clinics	2.37	4054109	9608238
iv) Area under crèche	1.98	4054109	8027136
v) Area under Educational facilities	14.82	4054109	60081895
vi) Area under Institutional site	11.01	4054109	44635740
vii) Area under shuttering market	2.31	4054109	9364992
viii) Area under HUDA Land	0.25	4054109	1013527
ix) Area under Petrol Pump	0.62	4054109	2513572

Total (A) 236.18 957499488

10 Rate of General Category ✓ 3395 Per Sq.yd
 11 Rate of EWS Category 500 Per Sq.yd

12 **Proportionate Ratio**
 i) General Category (B) $(78.52 \times 3395 \times 4840)$ 78.52 1290224936.00
 ii) EWS Category (C) $(5.16 \times 500 \times 4840)$ 5.16 12487200.00

$\frac{(C)}{(B+C)}$

$\frac{(B)}{(B+C)}$

					1302712136.00	
13	Amount for EC (D) (General Category) (E)	(A/D x B)	78.52		948321337.83	
14	Amount for EC (F) (EWS Category)	(A/D x C)	5.16		9178150.17	
					957499488.00	
15	E.C. for General Category	(E / 78.52 / 4840)	78.52		2495.34	Per Sq.yd
16	E.C. for EWS Category	(F / 5.16 / 4840)	5.16		367.50	Per Sq.yd
17	Difference old EC & new EC (General) (G)		4646.49	2495.34	2151.15	Per Sq.yd
18	Difference old EC & new EC (EWS) (H)		684.31	367.50	316.81	Per Sq.yd

The revise rates of enhancement after giving benefits is

	Old Rate	Benefit	New Rates	
Difference old EC & new EC (General) w.e.f. 15.07.2011	4646.49	2151.15	2495.34	per Sq.yd
Difference old EC & new EC (EWS) w.e.f. 15.07.2011	684.31	316.81	367.50	per Sq.yd

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

CALCULATION SHEET (2nd EC)				28
1	Total Amount paid as per Court order (from 15.7.2011 to 06.01.2012)		393550465.00	
2	Total Land of Sec.28		1154.26	
3	E.C. per Acre		340955	
4	Total Land Acquired for Sector-28		249.30	
	LESS : Common facility for other sectors		13.12	
			236.18	
5	ADD : Common Facility falling in other sector and chargeable to sec.28.		3.28	
			239.46	
6	Total Amount of E.C. for Sec.28		81645084	
7	EC per acre for Sector-28 (236.18)		345690	
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	Area under plots	177.42	345690	61332320
ii)	Area Commercial under	25.4	345690	8780526
iii)	Area under Nursing Home/Clinics	2.37	345690	819285

iv)	Area under crèche		1.98	345690		684466	
v)	Area under Educational facilities		14.82	345690		5123126	
vi)	Area under Institutional site		11.01	345690		3806047	
vii)	Area under shuttering market		2.31	345690		798544	
viii)	Area under HUDA Land		0.25	345690		86423	
ix)	Area under Petrol Pump		0.62	345690		214347	
	Total	(A)		236.18		81645084	
9	Rate of General Category					3395	Per Sq.yd
10	Rate of EWS Category					500	Per Sq.yd
11	Proportionate Ratio						
i)	General Category	(B)		$(78.52 \times 3395 \times 4840)$	78.52	1290224936.00	
ii)	EWS Category	(C)		$(5.16 \times 500 \times 4840)$	5.16	12487200.00	
		(D)				1302712136.00	
12	Amount for EC (General Category)	(E)		$(A / D \times B)$	78.52	80862471.74	
13	Amount for EC (EWS Category)	(F)		$(A / D \times C)$	5.16	782612.26	
						81645084.00	
14	E.C. for General Category			$(E / 78.52 / 4840)$	78.52	212.78	Per Sq.yd
15	E.C. for EWS Category			$(F / 5.16 / 4840)$	5.16	31.34	Per Sq.yd

The new rate for second E.C. General Category is Rs.212.78 per Sq.yd and for EWS Category Rs.31.34 per Sq.yd.

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

DETAIL OF AREA OF SECTOR-28, PANCHKULA.

TOTAL AREA OF THE SECTOR	255.50 ACRE
AREA OF THE SECTOR ACQUIRED	249.30 ACRE
AREA UNDER RIVER GHAGGAR	74.02 ACRE
AREA UNDER RESTRICTED BELT 30 MTS WIDE	2.70 ACRE
RELEASED AREA	6.20 ACRE
NET AREA PLANNED	172.58 ACRE
AREA UNDER PLOTS	62.86 ACRE
AREA UNDER COMMERCIAL	9.00 ACRE
AREA UNDER CLINIC/NURSING HOME	0.84 ACRE
AREA UNDER CRECHE	0.70 ACRE
AREA UNDER EDUCATIONAL FACILITIES	10.50 ACRE
AREA UNDER DISPENSARY	1.00 ACRE
AREA UNDER FIRE STATION	1.70 ACRE ✓
AREA UNDER COMMUNITY CENTRE /CLUB	2.08 ACRE
AREA UNDER PETROL PUMP	0.22 ACRE
AREA UNDER POLICE STATION	2.00 ACRE ✓
AREA UNDER RELIGIOUS BUILDING	0.20 ACRE
AREA UNDER CREMINATION GROUND	4.50 ACRE ✓
AREA UNDER SEWAGE TREATMENT PLANT	4.00 ACRE ✓
AREA UNDER INSTITUTIONAL SITE	3.90 ACRE
AREA UNDER SHUTTERING MARKET	0.82 ACRE
AREA UNDER GRAVE YARD	0.92 ACRE ✓
AREA UNDER ASHIANA SCHEME	3.75 ACRE
AREA UNDER HUDA LAND	0.09 ACRE
AREA UNDER OPEN SPACES /H.T LINE	11.73 ACRE
AREA UNDER ROAD	51.77 ACRE
TOTAL AREA PLANNED	172.58 ACRE ✓

DRG.NO. D.T.P (P) 1010/2007 DATED 12.3.2007

Lawer
PA

A
ATP

H Sharma
DTP