

HARYANA URBAN DEVELOPMENT AUTHORITY,
SECTOR-6, PANCHKULA.

NO.HUDA-CCF-ACCTT-II-2015/-

DATED:-

To

The Estate Officer,
HUDA, Panchkula.

Subject: Recovery of 3rd enhancement in respect of Sector-20, Panchkula.

This is in continuation of this office memo no.HUDA-CCF-Acctt-II-2011/14353 dated 06.05.2011.

In compliance of orders dated 25.09.2013 of Hon'ble Punjab & Haryana High Court passed in CWP No.14689 of 2010 and 17239 of 2010, speaking order No.06/2015 were passed by the Committee on 06.08.2015.

The recovery rate of 3rd enhanced compensation has been worked out for Rs.1099.55 per sq. yd. in respect of Sector-20, Panchkula.

You are requested to issue recovery notice under Regulation 10(2) of HUDA (Disposal of Land & Building) Regulation Act, 1978 for enhanced compensatin of allottees of Sector-20, Panchkula immediately to avoid loss of interest to HUDA.

DA/As Above:

(Manohar Lal),
Sr. Accounts Officer,
for Chief Controller of Finance,
HUDA, Panchkula

Endst.NO.HUDA-CCF-ACCTT-II-2015/- 21735-36

DATED:- 30/11/15

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

1. The District Attorney, Legal Cell, HUDA, Panchkula with the request to forwarded the same to the Advocate of the party and taking necessary action in the mater.
2. The GM(IT), HUDA, Panchkula with the request to display on HUDA Website.

(Manohar Lal),
Sr. Accounts Officer,
for Chief Controller of Finance,
HUDA, Panchkula

Revised Calculation**Annexure**

The detail of area of sector-20, Panchkula supplied by CTP,
Panchkula under CTP(H)-1174 dated 01.10.2015 as under:-

Sr. No.	Land use	New Area (in acres)
1.	Plots(GH Sites)	96.24
2.	Commercial	21.67
3.	Police Station	2.10
4.	School/Crèches	12.20
5.	Religious	0.33
6.	Dispensary	1.25
7.	Community Centre	2.00
8.	Electric Sub Station	0.8
9.	Water works and essential staff quarters.	6.25
10.	Roads	73.43
11.	Parks	-
12.	Green belt	-
13.	Ashiana Scheme	1.76.
14.	Public and Semi-Public building.	6.00
15.	Petrol pump	0.22
16	HUDA Land	6.85
17	Staff Quarter	1.09
18	Mandi Area	20.00
19.	Tubewell	0.71
20	Telephone Exchange	1.00
	Total	253.90

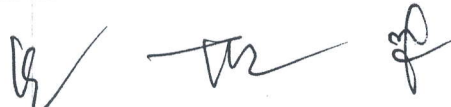
Sector-20, Panchkula

SNO		Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Chargeable / Common area
1	2	3	4	5	6
1	Area Under Group Housing	96.24	55.60	151.84	
2	Area under Commercial	21.67	12.51	34.18	
3	Police Station				2.10
4	School/Creches	6.10	3.52	9.62	6.10
5	Religious				0.33
6	Dispensary				1.25
7	Community Centre				2.00
8	Electric Sub Station				0.80
9	Water Works				6.25
10	Roads/open spaces/park/green belt				73.43
11	Ashiana Scheme	1.76	1.02	2.78	
12	Public and semi-public building	6.00	3.47	9.47	
13	Petrol Pump	0.22	0.13	0.35	
14	HUDA Land	6.85	3.96	10.81	
15	Mandi Area	20.00	11.55	31.55	
16	Telephone Exchange	1.00	0.58	1.58	
17	Tubewell				0.71
18	Staff Quarter	1.09	0.63	1.72	
	Total	160.93	92.97	253.90	92.97



Sub:	Revised Recovery of enhanced compensation of sector-20, Panchkula.		
(A)	Award No.4 dated 11.10.1991 (land 122.69 acres)		
			Amount
	Award annouced by the Hon'ble Additional District Judge, Gurgaon @ Rs.160/- per sq. yd.	160 x 122.69 acres x 4840	9,50,11,136.00
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	2,85,03,341.00
Add:	12% w.e.f. 29.01.1990 to 11.10.1991 (621 Days)	(Section 1(A) of LA Act,1894)	1,93,97,890.00 (621 Days)
		Total	14,29,12,367.00
Less:	LAC amount		-
		Balance	14,29,12,367.00
Add:	9% w.e.f. 12.10.1991 to 11.10.1992 (1 Year)	(Section 28 of LA Act,1894)	1,28,62,113.00 (1 year)
Add:	15% w.e.f.12.10.1992 to 30.09.2002 (9 Years, 11 Months & 18 Days)	(Section 28 of LA Act,1894)	19,29,31,695.00 (9 Years)
			1,96,50,450.00 (11 Months)
			10,57,160.00 (18 Days)
		Total (A)	36,94,13,785.00

B)	Award No.11 dated 21.01.1993 (land 132.10 acres)		
			Amount
	Award annouced by the Hon'ble Additional District Judge, Gurgaon @ Rs.202.44/- per sq. yd.	202.44 x 132.10 acres x 4840	12,94,32,848.00
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	3,88,29,854.00
Add:	12% w.e.f. 29.01.1990 to 21.01.1993 (1088 Days)	(Section 1(A) of LA Act,1894)	4,62,97,952.00 (1088 Days)
		Total	21,45,60,654.00
Less:	LAC amount		
		Balance	21,45,60,654.00
Add:	9% w.e.f. 21.01.1993 to 21.01.1994 (1 Year)	(Section 28 of LA Act,1894)	1,93,10,459.00 (1 year)
Add:	15% w.e.f. 21.01.1994 to 31.09.2002 (104 Months & 10 Days)	(Section 28 of LA Act,1894)	27,89,28,850.00 (104 Months)
			8,81,756.00 (10 Days)
		Total (B)	51,36,81,719.00
	Total Liablites (A+B)		88,30,95,504.00
	Liability per acre(883095504/254.79)	(C)	34,65,973.96
Minus:	Benefit of land cost taken in price fixation: Land cost taken @ Rs.5.00 lacs per acre in the year 1990. The allotment is of the year 1993. Rs.5,00,000+225000/- @ 15% w.e.f. 1991 to 1993.		7,25,000.00
	15% interest 1.01.1994 to 30.09.2002 (105 days)		9,51,563.00
	(Rs.7,25,000+9,51,563/-)	Total Benefit (D)	16,76,563.00
	Liability of enhancement per acre	(C-D)	17,89,411.00



Sector-20, Panchkula (1st Recovery)

1	EC per acre as above		1789411.00		
2	Total Land acquired		254.79		
3	Land Planned		253.90		
4	Total Liability of sector-20 (253.90 x 1789411.00)		454331452.90		
5	EC per acre as above		1789411.00		
6	Proportionate Enhancement	Saleable	Total Area	Per Acre	Total
	i) Area Under Group Housing	96.24	151.84	1789411	271704166
	ii) Area under Commercial	21.67	34.18	1789411	61162068
	iii) Telephone Exchange	1.00	1.58	1789411	2827269
	iv) HUDA Staff Quarter	1.09	1.72	1789411	3077787
	v) School/Creches	6.10	9.62	1789411	17214134
	vi) Ashiana Scheme	1.76	2.78	1789411	4974563
	vii) Public and semi-public building	6.00	9.47	1789411	16945722
	viii) Petrol Pump	0.22	0.35	1789411	626294
	ix) HUDA Land	6.85	10.81	1789411	19343533
	x) Mandi Area	20.00	31.55	1789411	56455917
	Total	160.93	253.90		454331453
7	Total E.C. of plotable area chargeable from allottee			(A)	454331453
	i) Revise Rate of 1st enhanced compensation		(A/160.93/4840)		583.30 per sq. yd.
	ii) Earlier rate of revise enhancement dated 06.05.2011				530.47 per sq. yd.

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Sub: Revised Recovery of enhanced compensation of sector-20, Panchkula.

Award No.4 dated 11.10.1991 (land 122.69 acres)			Amount
	Award annouced by the Hon'ble Additional District Judge, Gurgaon @ Rs.394/- per sq. yd.(394-160=234 per sq. yd.)	234 x 122.69 acres x 4840	13,89,53,786.00
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	4,16,86,136.00
Add:	12% w.ew.f. 29.01.1990 to 11.10.1991 (621 Days)	(Section 1(A) of LA Act,1894)	2,83,69,414.00 (621 Days)
		Total	20,90,09,336.00
Less:	LAC amount		-
		Balance	20,90,09,336.00
Add:	9% w.e.f. 12.10.1991 to 11.11.1992 (1 Year)	(Section 28 of LA Act,1894)	1,88,10,840.00 (1 year)
Add:	15% w.e.f.12.10.1992 to 10.06.2010 (17 Years & 8 Months)	(Section 28 of LA Act,1894)	53,29,73,807.00 (17 Years)
			2,09,00,934.00 (8 Months)
		Total (A)	78,16,94,917.00

B) Award No.11 dated 21.01.1993 (land 132.10 acres)			Amount
	Award annouced by the Hon'ble Additional District Judge, Gurgaon @ Rs.394/- per sq. yd.(394-202.44=191.55 per sq. yd.)	191.55 x 132.10 acres x 4840	12,24,70,174.00
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	3,67,41,052.00
Add:	12% w.ew.f. 29.01.1990 to 21.01.1993 (1088 Days)	(Section 1(A) of LA Act,1894)	4,38,07,413.00 (1088 Days)
		Total	20,30,18,639.00
Less:	LAC amount		
		Balance	20,30,18,639.00
Add:	9% w.e.f. 21.01.1993 to 21.01.1994 (1 Year)	(Section 28 of LA Act,1894)	1,82,71,678.00 (1 year)
Add:	15% w.e.f. 21.01.1994 to 10.06.2010 (16 Years, 4 Months & 21 Days)	(Section 28 of LA Act,1894)	48,72,44,734.00 (16 Year)
			1,01,50,932.00 (4 Months)
			17,52,079.00 (21 Days)
		Total (B)	72,04,38,062.00
	Total Liablites (A+B)		1,50,21,32,979.00
	Liability per acre(1502139979/254.79)	(C)	58,95,573.00

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Sector-20, Panchkula (2nd Recovery)

1	EC per acre as above		5895573.00		
2	Total Land acquired		254.79		
3	Land Planned		253.90		
4	Total Liability of sector-20 (253.90 x 5895573.00)		1496885984.70		
5	EC per acre as above		5895573.00		
6	Proportionate Enhancement		Acres	Per Acre	Total
	i) Area Under Group Housing	96.24	151.84	5895573	895183804
	ii) Area under Commercial	21.67	34.18	5895573	201510685
	iii) Telephone Exchange	1.00	1.58	5895573	9315005
	iv) HUDA Staff Quarter	1.09	1.72	5895573	10140386
	v) School/Creches	6.10	9.62	5895573	56715412
	vi) Ashiana Scheme	1.76	2.78	5895573	16389693
	vii) Public and semi-public building	6.00	9.47	5895573	55831076
	viii) Petrol Pump	0.22	0.35	5895573	2063451
	ix) HUDA Land	6.85	10.81	5895573	63731144
	x) Mandi Area	20.00	31.55	5895573	186005328
	Total	160.93	253.90		1496885984
7	Total E.C. of plotable area chargeable from allottee				1496885984
	i) Revise Rate of 2nd enhanced compensation		(A/160.93/4840)		1921.79 per sq. yd.
	ii) Earlier rate of revise enhancement dated 06.05.2011				1427.64 per sq. yd.

Calculation of excess amount created in previous recovery:

	per sq. yd.	
Excess amount	52.83	
15 % Interest w.e.f. 01.10.2002 to 10.06.2010 (7 Years, 8 Months & 9 Days)	55.47	(7 Years)
	5.28	(8 Months)
	0.20	(9 Days)
Total	113.78	
New Recovery chargeable from the Societies:		
Revised recovery rate	1921.79	
Recovery of excess credit given previously	113.78	
Total	2035.57	

3rd Recovery of Enhancement Compensation:-

New rate of recovery of enhanced compensation of sector-20, Panchkula	2035.57 Per Sq. Yd.
Less: 2 nd Recovery conveyed vide this office letter No.15353 dated 06.05.2011	1427.67 Per sq. Yd.
Balance	607.90 Per sq. Yd.
Interest @ 15% p.a. w.e.f. 11.06.2010 to 31.10.2015 (5 Years, 4 Months and 21 Days) (1968 Days)	491.65 Per sq. Yd.
Total	1099.55 Per Sq. yd.

