



हरियाणा शहरी विकास प्राधिकरण

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Panchkula

To

M/s Angel Cooperative Group Housing Society,  
GHS-103, Sector-20, Panchkula.

**Memo No.HSVP/CCF/Acctt-II/2018** 36011

**Dated:** 22/2/18

**Subject:- Speaking order passed in compliance with the orders of Hon'ble Punjab & Haryana High Court in COCP No. 1508 of 2015- M/s Angel Co-operative GHS Ltd V/s Sh. Brijendra Singh, IAS, HUDA, Panchkula and other.**

1. Please refer to the subject cited above.
2. Please find enclosed herewith the copy of speaking order No. 16/2018 passed by the Administrator, HSVP (HQ), in case of COCP No. 1508 of 2015- M/s Angel Co-operative GHS Ltd V/s Sh. Brijendra Singh, IAS, HSVP of Sector-20, Panchkula, in compliance of Hon'ble High Court vide order dated 10.08.2017.

**DA/As above:**

2 Chief Accounts Officer,  
For Administrator (HQ),  
HSVP, Panchkula

**Passed in compliance with the orders of Hon'ble Punjab & Haryana High Court in COCP No. 1508 of 2015.**

1. This speaking order is to be passed in respect of Sector-20, Panchkula in compliance of the orders dated 10.08.2017 passed by Hon'ble Punjab & Haryana High Court in COCP No. 1508 of 2015 titled as M/s Angel Co-operative GHS Ltd V/s Sh. Brijendra Singh, IAS, HUDA, Panchkula and other. The orders dated 10.08.2017 are reproduced as under:-

***"An opportunity of hearing was to be given to the petitioner-Society after supplying the material but a detailed reasoned order was also to be passed. Since the petitioner was not supplied material, one more opportunity is granted to the petitioner-society to make a detailed representation mentioning their grievance as made earlier within a period of two weeks from today. In case such representation is given to the respondent-competent authority, the respondent are directed to consider the same and pass fresh order after meeting out all the averments made in the representation within a period of two months. In case, personal hearing of the petitioner-Society is required by the respondents, the same be given".***

**Records of Personal hearing**

2. As per the orders of Hon'ble High Court, as M/s Angel Co-operative GHS Ltd, Society No. 103, Sector-20, Panchkula has submitted a representation dated 23.8.2017 with the photocopy of the orders of Hon'ble High Court dated 10.08.2017. In the representation the petitioner also requested to provide the information (para-1-30). The first hearing was fixed on 18.8.2017 wherein the petitioner came present and deliberated the issue in detail and insisted to provide the said information as requested in the representation. As the information sought vide representation in the petition was very bulky and detailed one, only the information related to which is the details of and basis of costing for initial amount (Rs. 1206 per sq. mtr.) charged while allotting/selling the Plot GH-103 was supplied on the same day and on the request of the petitioner hearing was adjourned to 30.8.2017. Further on 30.8.2017, on oral request of the petitioner the case was adjourned for 28.9.2017. On 28.09.2017 the points were discussed in detail and various branches of HSVP was directed to provide the documents to the petitioner. The next hearing was fixed on 23.11.2017, but due to non providing of the certain information matter was adjourned to 24.11.2017. The desired information was handed over to the petitioner vide memo no. HSVP-CCF-Acctt-II-2017/224030



dt. 27.11.17. The petitioner requested this office for adjournment as they want to go through the documents. Again hearing was fixed for 28.11.2017 but none was present on behalf of the representing Society and matter was again fixed on 29.11.2017 but the petitioner did not turn up for hearing and telephonically apprised that he is out of station and some another date of hearing may be given and case was adjourned for 30.11.2017. The case could not be taken up on 30.11.2017 and the next date of hearing was fixed for 8.12.2017. None was present on the date of hearing. Thereafter, another opportunity was given to the petitioner society with the direction that they can see the record/inspect the file on any working day from 11.12.2017 to 13.12.2017 and submit their contention in writing on dated 14.12.2017 at 10:00 A.M. The final hearing was fixed for 15.12.2017. The petitioner did not turn up for inspection on any of the working day and on 15.12.2017 but requested this office to arrange the meeting on 19.12.2017 but due to pre-occupancy hearing was fixed on 27.12.2017, but on this date the petitioner did not turn up.

### **Discussions and Findings**

3. There is a lot of litigation and queries from the plot owners about the manner of determination of additional price. A need has been felt to notify the procedure required to be followed while determining the additional price under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978. Therefore, a policy has now been approved by the HUDA Authority in its 111<sup>th</sup> meeting held on 27.7.2016 at Agenda item No.22. For the guidance of the public, the guiding principles on the basis of which enhancement is calculated by HUDA are available on HUDA Website under the link

[https://www.huda.gov.in/layouts/CCF/Policy regarding recovery of enhanced compensation from allottees in case of sale of land or building by allotment.pdf](https://www.huda.gov.in/layouts/CCF/Policy%20regarding%20recovery%20of%20enhanced%20compensation%20from%20allottees%20in%20case%20of%20sale%20of%20land%20or%20building%20by%20allotment.pdf)

4. Gist of findings on the issues raised by petitioner in his representation dated 27.08.2017 are as under:-

4.1 HUDA had issued the recovery notices of enhanced compensation in respect of Sector-20, Panchkula as and when the payments of enhanced compensation were made to the concerned land owners pertaining to the Awards announced for the development of Sector-20, Panchkula. Detail of recovery notices are as follows:



- (i) First recovery for Rs. 678.80 per sq.yd. issued by Estate Officer, HUDA in Sept., 2002.
- (ii) 2<sup>nd</sup> recovery for Rs. 2276.82 per sq.mtr. (Rs. 1903.69 per sq.yd.) issued by Estate Officer, HUDA in July, 2010.
- (iii) A representation from Joint Action Committee of Group Housing Societies of Sector-20, Panchkula was received against the recovery of 2<sup>nd</sup> enhancement of Sector-20, Panchkula. Thereafter, recovery of 2<sup>nd</sup> enhancement was revised and conveyed to Estate Officer, HUDA, Panchkula vide this office letter No. HUDA-CCF-Acctt-II-2011/15353 dated 06.05.2011 as below:-

**"As per revised calculations the rate of recovery of 1<sup>st</sup> enhancement worked out to Rs. 530.47 per sq.yd. instead of Rs. 678.80 per sq.yd. whereas the rate of recovery of 2<sup>nd</sup> enhancement was worked out to Rs.1747.10 per.sq.yd. against the recovery rate of 1903.69 per.sq.yd. The excess recovery of Ist enhancement of Rs. 148.33 per sq.yd. was updated with interest from 1.10.2002 to 10.6.2010 i.e. from the date of calculation of Ist enhancement till the date of calculation of second enhancement @15% p.a. and it worked out to Rs. 319.46 per sq.yd. After giving the credit of Rs. 319.46 per sq.yd. the net rate of recovery of 2<sup>nd</sup> enhancement was worked out to Rs. 1427.64 per sq.yd.(i.e. 1747.10-319.46) for which the revised notice has earlier been issued subject to the following conditions:-**

- a) The first rate of recovery of enhanced compensation of Rs. 678.80 remained intact as the credit of excess rate of recovery of Rs. 148.33 per sq.yd. has already been given in the 2<sup>nd</sup> recovery of enhanced compensation alongwith interest @ 15% p.a. from 1.10.2002 to. 10.6.2010.
- b) The allottees who had paid the extra amount due to decreased rate of recovery of 2<sup>nd</sup> enhanced compensation, were required to be refunded the excess amount alongwith interest @ 15% per annum (simple),from the date of deposit till the date of refund.

- c) The allottees, who had not paid the amount were required to be charged the rate of interest @ 15% per annum on the reduced rate of 2<sup>nd</sup> recovery from the date of original notice of 2<sup>nd</sup> enhancement.**

**4.2** The additional price on account of the enhanced compensation to be recovered from allottees of Sector-20, Panchkula was prepared on the basis of award of Hon'ble ADJ, Panchkula @ Rs. 160/- sq. yd. and Rs. 250/- per sq. yd. The same was conveyed to Estate Officer, HUDA, Panchkula vide this office letter No. HUDA-CCF-Acctt-II/2002-24288 dated 11.09.2002 for recovery from allottees. Further, on the basis of award of ADJ, Panchkula dated 10.12.2008 @ Rs. 394/- per sq. yd., the recovery of differential amount @  $394-160=234/-$  per sq. yd. and  $394-202.45=191.55$  Per sq. yd. conveyed to Estate Officer, HUDA, Panchkula vide this office letter No. HUDA-CCF-Acctt-II-2011/15353 dated 06.05.2011. The recovery amount of 1<sup>st</sup> enhancement is automatically adjusted in the recovery statement of 2<sup>nd</sup> enhancement.

**4.3** HUDA is bound to follow the area calculation by the DTP in respect of the sector layout. As per report received from DTP, Panchkula on 4.10.2016, and total area under various utilities for Sector-20 (Part-I) Panchkula is as under:-

| Sr.No. | Land use Area                          | Old Area<br>( in acres) | New Area<br>( in acres) |
|--------|----------------------------------------|-------------------------|-------------------------|
|        | <b>Total area acquired</b>             |                         | <b>254.75</b>           |
| i)     | <b>HUDA land given to Samar Estate</b> |                         | <b>2.832</b>            |
| ii)    | <b>Land given by Samar Estate</b>      |                         | <b>1.978</b>            |
| iii)   | <b>Difference of I &amp; ii above</b>  |                         | <b>0.854</b>            |
|        | <b>Net Planned Area</b>                |                         | <b>253.896</b>          |
| 1.     | Plots( GH Sites)                       | 101.4                   | 96.24                   |
|        | Area reserved for HUDA                 |                         | 6.85                    |
|        | Area under Mandi                       |                         | 20.00                   |
|        | Area Under Ashiana Scheme              |                         | 1.76                    |
| 2.     | Commercial                             | 22.39                   | 21.67                   |
|        | Area under public                      |                         | 6.00                    |

|    |                        |       |        |
|----|------------------------|-------|--------|
|    | and semi public        |       |        |
|    | School/Crèches         | 11.87 | 12.20  |
| 4  | Dispensary             | 1.25  | 1.25   |
| 5  | Police Station         |       | 2.10   |
| 6  | Telephone Exchange     |       | 1.00   |
|    | Religious Building     | 0.20  | 0.33   |
| 7  | Community Centre       | 2.00  | 2.00   |
| 8  | Electric Sub Station   | 0.80  | 0.8    |
| 9  | Water works            | 6.25  | 6.25   |
|    | HUDA staff quarters    |       | 1.09   |
|    | Petrol pump            |       | 0.22   |
|    | Tubewell               |       | 0.71   |
| 10 | Roads/Parks/Green Belt | 46.50 | 73.426 |

The earlier existing calculations of additional price have been done on the basis of above land utilization in Sector-20 (Part-I), Panchkula as provided by CTP (HUDA).

**4.4** It is also clarified that

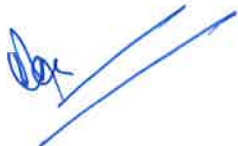
- (i) As per **regulation -2 (b) of The Haryana Urban Development (Disposal of Land & Building) Regulations, 1978**, "ADDITIONAL PRICE" is determined on account of the enhancement of compensation of any land or building in the same sector by the Court on a reference made under section 18 of the Land Acquisition Act, 1894. Once the enhancement has been ordered by the Court, HUDA is bound to pay the same to the land owners. In turn, same burden is passed to the HUDA allottees in the form of demand of additional price on account of enhancement.
- ii) That while making the calculations of additional price of Sector-20, Panchkula, the differential enhancement has been proportionately off loaded on the total saleable area of the sector (sold both by allotment or auction). This automatically implies that common (non-saleable) area has been proportionally off loaded on the total saleable area of the Sector.
- iii) That there are two tiers of development process in an urban estate. The first tier relates to providing and integration of town

level facilities and services under external development works .This component is funded through levy and recovery of external development charges (EDC). The charges on account of external development works are divided proportionately on all the sectors in the urban estate i.e. both private colonizers as well as HUDA plot owners. The second tier relates to facilities within the sector under internal development works, this is recovered in the form of internal development charges (IDC). But charges on internal development works are to be accounted for under "Development Cost" in the price fixation formula for the sector. Therefore, common facilities of only external development works can be charged to the private builders proportionately in the form of EDC levied by the DGTCP at the time of grant of license. The internal development works within the private licensed area are borne by the private builders. Similarly internal development works within the HUDA allottees area are to be borne only by the HUDA allottees.

5. It is also pertinent to mention that Speaking orders dated 09.05.2015 have already been passed in compliance of the orders dated 25.09.2013 of Hon'ble Punjab & Haryana High Court in CWP No. 14689 of 2010 & 17239 of 2010 in respect of Sector-20, Panchkula in the matter of The Angel Co-operative Group Housing Society Ltd. (GHS No.103) & Sharanjit Singh & others (GHS No. 102) and covers all relevant points in detail in respect of the issued raised by the present petitioner thus the same Sector i.e Sector-20, Panchkula.

The speaking order is available on the website of HUDA under the link [https://www.huda.gov.in/layouts/CCF/Speaking Orders of sec 20 panchkula. pdf](https://www.huda.gov.in/layouts/CCF/Speaking%20Orders%20of%20sec%20panchkula.pdf).

6. Further mentioned that quantum of recovery of the additional price (3<sup>rd</sup> enhanced compensation) to the acquired land for the development of Sector-20 Panchkula has been revised vide memo no.13034 dated 19.01.2018 with partial modification of this office letter No. HUDA/CCF/Acctt-II/2015/18919 dated 09.10.2015 on the basis of detail of area as per revised approved layout plan cum demarcation plan of Sector-20 (Part 1) and (Part-II) bearing, drawing No. DTP (P) 1404/207 dated 23.02.2017 and drawing no. DTP (P) 1405/2017 dated 23.02.2017 and has already been uploaded on the website of HSVP..



| <b>Table No. 1</b>                                                                                                                                                                                                   |                                                           |                                                                |                                                                 |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------|------------------------|
| <b>Detail of area as per approved Revised layout cum Demarcation Plan of Sector-20, (Part-I), Panchkula bearing drawing no. DTP (P) 1404/207 dated 23.02.2017 and drawing no. DTP (P) 1405/2017 dated 23.02.2017</b> |                                                           |                                                                |                                                                 |                        |
| <b>(Sector-20, Part-I and II, Panchkula)</b>                                                                                                                                                                         |                                                           |                                                                |                                                                 |                        |
| <b>Sr. No.</b>                                                                                                                                                                                                       | <b>Particulars</b>                                        | <b>(Area in Acre)<br/>(Sector-20,<br/>Part-I, PKI)<br/>(A)</b> | <b>(Area in Acre)<br/>(Sector-20,<br/>Part-II, PKI)<br/>(B)</b> | <b>Total<br/>(A+B)</b> |
| 1                                                                                                                                                                                                                    | Total area acquired                                       | 254.75                                                         | 50.81                                                           | 305.56                 |
| 2                                                                                                                                                                                                                    | Area under land given by HUDA to SAMAR Estate             | 0.00                                                           | 2.63                                                            | 2.63                   |
| 3                                                                                                                                                                                                                    | Difference of 1 & 2 Above                                 | 0.00                                                           | 0.61                                                            | 0.61                   |
| 4                                                                                                                                                                                                                    | Area under litigation                                     | 18.48                                                          |                                                                 | 18.48                  |
| 5                                                                                                                                                                                                                    | Net planned area                                          | 236.27                                                         | 51.42                                                           | 287.69                 |
| <b>Detailed of planned area</b>                                                                                                                                                                                      |                                                           |                                                                |                                                                 |                        |
| 1                                                                                                                                                                                                                    | Area under plots                                          |                                                                | 9.17                                                            | 9.17                   |
| 2                                                                                                                                                                                                                    | Area under land given by HUDA to SAMAR Estate (2.83-1.98) | 0.85                                                           |                                                                 | 0.85                   |
| 3                                                                                                                                                                                                                    | Area under Mandi                                          | 20.00                                                          |                                                                 | 20.00                  |
| 4                                                                                                                                                                                                                    | Area under Hospital                                       | 0.49                                                           |                                                                 | 0.49                   |
| 5                                                                                                                                                                                                                    | Area under Nursing Home                                   | 1.63                                                           |                                                                 | 1.63                   |
| 6                                                                                                                                                                                                                    | Area under Ashiana Scheme                                 | 1.76                                                           | 8.72                                                            | 10.48                  |
| 7                                                                                                                                                                                                                    | Area under Group Housing                                  | 99.17                                                          | 3.95                                                            | 103.12                 |
| 8                                                                                                                                                                                                                    | Area under Commercial (including 2Nos. Petrol Pump)       | 22.82                                                          | 2.92                                                            | 25.74                  |
| 9                                                                                                                                                                                                                    | Area under Public and Semi-public                         | 4.05                                                           |                                                                 | 4.05                   |
| 10                                                                                                                                                                                                                   | Area under Social Charitable Site                         | 0.64                                                           |                                                                 | 0.64                   |
| 11                                                                                                                                                                                                                   | Area under Institutional Site                             | 0.65                                                           | 1.02                                                            | 1.67                   |
| 12                                                                                                                                                                                                                   | Area under High School                                    | 6.42                                                           | 2.93                                                            | 9.35                   |
| 13                                                                                                                                                                                                                   | Area under Primary and Nursury School                     | 2.40                                                           | 2.09                                                            | 4.49                   |
| 14                                                                                                                                                                                                                   | Area under Primary School                                 | 1.38                                                           |                                                                 | 1.38                   |
| 15                                                                                                                                                                                                                   | Area under Nursury School                                 | 1.67                                                           | 0.45                                                            | 2.12                   |
| 16                                                                                                                                                                                                                   | Area under Nursury School/creche                          |                                                                | 0.90                                                            | 0.90                   |
| 17                                                                                                                                                                                                                   | Area under Play Ground                                    | 0.43                                                           |                                                                 | 0.43                   |
| 18                                                                                                                                                                                                                   | Area under dispensary                                     | 1.25                                                           |                                                                 | 1.25                   |
| 19                                                                                                                                                                                                                   | Area under Police Station                                 | 2.29                                                           |                                                                 | 2.29                   |
| 20                                                                                                                                                                                                                   | Area under Telephone                                      | 1.00                                                           |                                                                 | 1.00                   |

|    | Exchange                                           |               |              |               |
|----|----------------------------------------------------|---------------|--------------|---------------|
| 21 | Area under Religious Building                      | 0.59          |              | 0.59          |
| 22 | Area under Community Centre                        | 2.00          |              | 2             |
| 23 | Area under Electric Sub-station                    | 0.77          |              | 0.77          |
| 24 | Area under water works/HUDA Staff Quarter          | 7.52          |              | 7.52          |
| 25 | Area under Town planning and HUDA officers Quarter | 2.87          |              | 2.87          |
| 26 | Area under N.F.L.                                  | 0.41          |              | 0.41          |
| 27 | Area under Tube Well                               | 2.20          | 0.25         | 2.45          |
| 28 | Area under petrol pump                             | 0.59          |              | 0.59          |
| 29 | Area under Storm Water Line                        | 0.10          |              | 0.10          |
| 30 | Area under Ashiana Scheme                          | 4.72          |              | 4.72          |
| 31 | Area under Roads/parks/Green Belt                  | 45.60         | 18.83        | 64.43         |
| 32 | Area under Sulabh Sochalaya                        |               | 0.19         |               |
|    | <b>Total</b>                                       | <b>236.27</b> | <b>51.42</b> | <b>287.69</b> |

**Conclusion:-**

The Calculations of additional price of Sector-20, Panchkula have been made reviewed and found as per the above said HSVP policy (Supra).

However, despite of providing full opportunity of hearing, providing information, material regarding method of calculations, policies & guidelines of HSVP in this matter, representative Society fail to brought facts in their support. Therefore, committee is of the view that the demand notices issued by the Estate Officer, HSVP, Panchkula are strictly in accordance with the terms and conditions of the allotment letter and policies of HSVP. Accordingly, the representation is disposed off and no relief is granted to the petitioner.

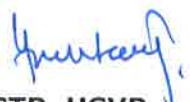
Hence the orders of Hon'ble Punjab and Haryana High Court dated 10.08.2017 is compiled with.



**LAO,  
Panchkula**



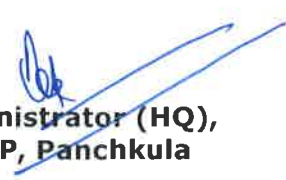
**DTP,  
Panchkula**



**CTP, HSVP,  
Panchkula**



**CCF, HSVP  
Panchkula**



**Administrator (HQ),  
HSVP, Panchkula**