



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN DEVELOPMENT AUTHORITY

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Panchkula

To

The Estate Officer,
HUDA, Panchkula.

NO.HUDA-CCF-ACCTT-II-2018/13034
DATED:- 19/1/18

Subject:- Revised recovery of Additional Price (3rd EC) pertaining to the acquired land for the development of Sector-20, Panchkula.

1. In partial modification of this office letter No. HUDA-CCF-Acctt-II-2015/18919 dated 09.10.2015 on the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ vide order no. 1/96 dt. 07.05.2002, 594/96 dt. 16.12.98 (Sector-20, Part-I, PkI), 151/2000 dt. 28.07.2005 (Sector-20, Part-II, Panchkula) and Hon'ble Supreme Court order no. 2231-2242/15 dt. 17.02.2015 (Sector-20, Part-I, PkI) and 26432-42/13 dt. 18.03.2015 (Sector-20, Part-II, PkI), pertaining to the acquired land for the development of Sector-20, Panchkula, the recovery rate of additional price (**3rd EC**) has been worked out @ **Rs. 1903.26 Per Sq. Mtr. instead of Rs. 1315.06 Per Sq. Mtr.** for **General Category** and @ **Rs. 4020.49 Per Sq. Mtr.** for **EWS Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HUDA, Panchkula under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulation, 1978, which shall be payable by the transferees or lessee with respect to the land or building sold or leased to them in Sector-20, Panchkula. Detailed calculations are attached herewith at **Annexure "A"**.
5. You are requested to issue recovery notices immediately to the transferees or lessee with respect to the land or building sold or leased to them in Sector-20, Panchkula, under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/-13035-36 Dated:-19/1/18

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

1. The Administrator, HUDA, Panchkula alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA. It is also requested to confirm the generation of notices to the allottees as per Policy of HUDA.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-20, Panchkula under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that the enhancement of Sector 20 (Part-I) were determined and circulated vide following No.:

Sr. No.	Letter No.	Date	Amount (Rs. Per sq.mtr.)
1	24288-89	11.09.2002	811.84
2	23568-69	10.06.2010	2276.82
In continuation of letter dated 10.06.2010 the rate was reduced and circulated vide letter dated 06.05.2011 to Rs. 1707.45 per sq. mtr.			
3	15353	06.05.2011	1707.45
4	18918	09.10.2015	1315.06

2. Now the issue has been raised in the case of COCP No. 3380 of 2017 in CWP No. 26760 of 2016 - The Karan Cooperative Group Housing Society Ltd. V/s HUDA, whether the enhancement of Sector-20 (Part-II) calculated by Head Office will be applicable for the GHS site located in Part-II of the Sector 20 or not. In this regard the matter has been examined and discussed with CTP, HUDA and the opinion has been given that the Sector/unit is defined in the master plan of the Urban Estate has been approved and circulated by Town & Country Planning Department and HUDA is bound to the sector plan of the master plan Sector-20. (Part-I) and (Part-II) are to be treated as a single sector as per master plan. Therefore, the enhancement calculation has been made by treating and merging Part-I and Part-II Sector-20 in a single unit and calculation has been made in a combined manner. The revised calculation is as under:-
3. As per policy approved by Authority vide Agenda Item No. 22 in its 111th meeting held on 27.07.2016, the calculations of the Additional Price under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978, are now being made in respect of Sector-20, Panchkula.

Table No. 1				
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				
(Sector-20, Part-I and II, Panchkula)				
Sr. No.	Particulars	(Area in Acre) (Sector-20, Part-I, PKI) (A)	(Area in Acre) (Sector-20, Part-II, PKI) (B)	Total (A+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
Detailed of planned area				
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 Exchange	1.00		1.00
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	
	Total	236.27	51.42	287.69

Table No. 2				
SNO		Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	9.17		
2	Area under land given by HUDA to SAMAR Estate (2.83-1.98)	0.85		
3	Area under Mandi allotted to HSAMB	20.00		
4	Area under Hospital	0.49		
5	Area under Nursing Home	1.63		
6	Area under Ashiana Scheme	10.48		
7	Area under Group Housing	103.12		
8	Area under Commercial (including 2Nos. Petrol Pump)	25.74		
9	Area under Public and Semi-public	4.05		
10	Area under Social Charitable Site		0.64	
11	Area under Institutional Site	1.67		
12	Area under High School	4.68	4.68	
13	Area under Primary and Nursury School	2.24	2.25	
14	Area under Primary School	0.69	0.69	
15	Area under Nursury School	1.06	1.06	
16	Area under Nursury School/creche	0.45	0.45	
17	Area under Play Ground		0.43	
18	Area under dispensary		1.25	
19	Area under Police Station		2.29	
20	Area under Telephone Exchange		1.00	
21	Area under Religious Building		0.59	
22	Area under Community Centre		2.00	
23	Area under Electric Sub-station		0.77	
24	Area under HUDA Staff Quarter	3.13		
25	Area under water works		4.39	

26	Area under Town planning and HUDA officers Quarter	2.87		
27	Area under N.F.L.	0.41		
28	Area under Tube Well		2.45	
29	Area under petrol pump	0.59		
30	Area under Storm Water Line		0.10	
31	Area under Ashiana Scheme	4.72		
32	Area under Roads/parks/Green Belt		64.43	
33	Area under Sulabh Sochalya		0.19	
	Total	198.04	89.66	287.70

Total Area :- 198.04+89.66 = 287.70 Acres

Table No. 3						
Detail of orders of enhanced compensation						
Sector No.	Area utilized Sector wise	Original Award	Additional District Judge		SC Court	
1	2	3	5	6	9	10
		No. & Date	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
Sector -20, Part-I, Pkl	122.69	4 dt. 11.10.91	1/96 dt. 07.05.02	774400	2231-2242/15 dt. 17.02.15	1906960
						1132560
Sector -20, Part-I, Pkl	132.10	11 dt. 21.01.93	594/96 dt. 16.12.98	1210000	2231-2242/15 dt. 17.02.15	1906960
						696960
Sec-20, Part-II, Pkl	51.42	2 dt. 24.06.97	151/2000 dt. 28.07.05	1263240	26432-42/13 dt. 18.03.15	3368253
	An amount of Rs. 500000/- has been taken during price fixation.					2105013

Table No.4							
Calculations of Total liabilities of 122.69 Acres on account of enhanced compensation ADJ Court order pertaining to Award No. 4 dated 11.10.1991							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)						7,74,400.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,32,320.00
3	Add:	12% additional interest	29-01-90	11-10-91	621	(Section 23 (IA) of LA Act, 1894)	1,58,105.00
4						Total	11,64,825.00
5	Less	Amount taken during price fixation					5,00,000.00
6						Total	6,64,825.00
7	Add:	9% additional Interest (one year)	12-10-91	11-10-92	366	(Section 28 of LA Act, 1894)	59,834.00
8	Add:	15% Interest	12-10-92	11-09-02	3622	(Section 28 of LA Act, 1894)	9,89,587.00
9		Liability per acre					17,14,246.00
10						A	21,03,20,841.74

Calculations of Total liabilities of 132.10 Acres on account of enhanced compensation Hon'ble High Court order pertaining to Award No. 11 dated 21.01.1993

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
11	Amount of enhanced compensation as at (A)			12,10,000.00
12	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 3,63,000.00
13	Add: 12% additional interest	29-01-90	21-01-93	1089 (Section 23 (IA) of LA Act, 1894) 4,33,213.00
14				Total 20,06,213.00
15	Less Amount taken during price fixation			5,00,000.00
16				Total 15,06,213.00
17	Add: 9% additional Interest (one year)	22-01-93	21-01-94	365 (Section 28 of LA Act, 1894) 1,35,559.00
18	Add: 15% Interest	22-01-94	11-09-02	3155 (Section 28 of LA Act, 1894) 19,52,919.00
19	Liability per acre			35,94,691.00
20				B 47,48,58,681.10

Calculations of Total liabilities of 51.42 Acres on account of enhanced compensation Hon'ble ADJ Court order dated 28.07.2005 pertaining to Award No. 2 dated 24.06.1997

Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
21	Amount of enhanced compensation as at (A)						12,63,240.00
22	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	3,78,972.00
23	Add:	12% additional interest	26-04-95	24-06-97	791	(Section 23 (IA) of LA Act, 1894)	3,28,512.00
24						Total	19,70,724.00
25	Less	Amount taken during price fixation					5,00,000.00
26						Total	14,70,724.00
27	Add:	9% additional Interest (one year)	25-06-97	24-06-98	365	(Section 28 of LA Act, 1894)	1,32,365.00
28	Add:	15% Interest	25-06-98	11-09-02	1540	(Section 28 of LA Act, 1894)	9,30,787.00
29		Liability per acre					25,33,876.00
30						C	13,02,91,903.92
31		Total Liability (A+B+C) of 306.21 acres					81,54,71,426.76
32		Total Liability of 287.69 acres					76,61,50,598.49

Table No.5				
Revised Calculation of 1st Additional price of ADJ				
1	Total liability	76,61,50,598.49		
2	Total saleable Area as per layout plan	198.04		
3	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,442.38	Per Sq.mtr.	
4	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	598.00	Per Sq.mtr.	
5	Proportionate Ratio			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1442.38x 173.67x 4047)	1,01,37,65,951
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(598x 24.37x 4047)	5,89,77,983.22
6		(C)	Total	1,07,27,43,934
7	Amount for EC (General Category)	(A/Cx 766150598.49)		72,40,28,694.36
8	Amount for EC (EWS Category)	(B/Cx 766150598.49)		4,21,21,904.13
9	E.C. for General Category	(724028694.36/ 173.67/4047)		1030.14
10	E.C. for EWS Category	(42121904.13/ 24.37/ 4047)		427.09

Table No. 6			
Calculation of Additional Price on the basis of Additional District & Session Judge			
1	Additional Price for General Category per Sq. Mtr.	1030.14	per sq. mtr.
2	Amount Already charged under 1st enhancement circulated vide this office letter dated 30.09.2002	811.84	per sq. mtr.
3	Differential amount as on 30.09.2002 now to be recovered	218.30	per sq. mtr.

Table No.7							
Calculations of Total liabilities of 122.69 Acres on account of enhanced compensation Supreme Court order pertaining to Award No. 4 dated 11.10.1991							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)						11,32,560.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	3,39,768.00
3	Add:	12% additional interest	29-01-90	11-10-91	621	(Section 23 (IA) of LA Act, 1894)	2,31,228.00
4						Total	17,03,556.00
5	Add:	9% additional Interest (one year)	12-10-91	11-10-92	366	(Section 28 of LA Act, 1894)	1,53,320.00
6	Add:	15% Interest	12-10-92	10-06-10	6451	(Section 28 of LA Act, 1894)	45,16,290.00
7		Liability per acre					63,73,166.00
8						A	78,19,23,736.54

Calculations of Total liabilities of 132.10 Acres on account of enhanced compensation Hon'ble Supreme Court order pertaining to Award No. 11 dated 21.01.1993

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)			6,96,960.00
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 2,09,088.00
11	Add: 12% additional interest	29-01-90	21-01-93	1089 (Section 23 (IA) of LA Act, 1894) 2,49,531.00
12				Total 11,55,579.00
13	Add: 9% additional Interest (one year)	22-01-93	21-01-94	365 (Section 28 of LA Act, 1894) 1,04,002.00
14	Add: 15% Interest	22-01-94	10-06-10	5984 (Section 28 of LA Act, 1894) 28,41,775.00
15	Liability per acre			41,01,356.00
16				B 54,17,89,127.60

Calculations of Total liabilities of 51.42 Acres on account of enhanced compensation Hon'ble Supreme Court order pertaining to Award No. 2 dated 24.06.1997

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
17	Amount of enhanced compensation as at (A)			21,05,013.00
18	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 6,31,504.00
19	Add: 12% additional interest	26-04-95	24-06-97	791 (Section 23 (IA) of LA Act, 1894) 5,47,419.00
20				Total 32,83,936.00
21	Add: 9% additional Interest (one year)	25-06-97	24-06-98	365 (Section 28 of LA Act, 1894) 2,95,554.00
22	Add: 15% Interest	25-06-98	10-06-10	4369 (Section 28 of LA Act, 1894) 58,96,240.00
23	Liability per acre			94,75,730.00
24				C 48,72,42,036.60
25	Total Liability A+B+C of 306.21 acres			1,81,09,54,900.74
26	Total Liability of 287.69 acres			1,70,14,25,870.00

Table No.8				
Revised Calculation of 1st Additional price of Supreme Court				
1	Total liability	1,70,14,25,870.00		
2	Total saleable Area as per layout plan	198.04		
3	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,442.38	Per Sq.mtr.	
4	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	598.00	Per Sq.mtr.	
5	Proportionate Ratio			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1442.38x 173.67x 4047)	1,01,37,63,139
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(598x 24.37x 4047)	5,89,77,983.22
6		(C)	Total	1,07,27,41,123
7	Amount for EC (General Category)	(A/Cx 1701425870)		1,60,78,83,575.13
8	Amount for EC (EWS Category)	(B/Cx 1701425870)		9,35,42,294.87
9	E.C. for General Category	(1607883575.13/ 173.67/ 4047)		2287.69
10	E.C. for EWS Category	(93542294.87/ 24.37/ 4047)		948.46

Table No. 9			
Calculation of Additional Price on the basis of Supreme court			
1	Total liability	1,70,14,25,870.00	Rs.
2	Total saleable Area as per layout plan	198.04	Acre
3.1	Additional Price based on Supreme Court order for General Category per Sq. Mtr.(1701425870/173.67/4047)	2287.69	per sq. mtr.
3.2	Amount Already charged under 2nd enhancement circulated vide this office letter dated 10.06.2010	1707.45	per sq. mtr.
3.3	Differential amount as on 10.06.2010 based on Supreme Court order now to be recovered -X	580.24	per sq. mtr.
3.4	ADD Less Charged differential amount (218.30/-) as on 30.09.2002, on account of ADJ order, alongwith interest @15% per annum w.e.f. 11.09.2002 to 10.06.2010 (2830 days) - Y	472.19	per sq. mtr.
3.5	Total cumulative amount to be recovered upto 10.06.2010 - (X+Y)	1,052.42	per sq. mtr.
4	Total cumulative amount (1052/-) including Interest @15% per annum w.e.f. 11.06.2010 to 31.10.2015 (1969 days)	1,903.26	per sq. mtr.

Calculation of EWS Category			
1	Additional Price for EWS on 11.09.2002	427.09	Per sq. mtr.
2	Add: Interest @15% 427.09/- w.e.f. 11.09.2002 to 10.06.2010 (2830 days)	496.71	Per sq. mtr.
3	Add: Additional Price for EWS on 10.06.2010	948.46	Per sq. mtr.
4	Total	1,872.26	Per sq. mtr.
5	Add: Interest @15% p.a. on amount of 1872.26/- w.e.f. 11.06.2010 to 31.01.2018 (2792 days)	2,148.23	Per sq. mtr.
6	Total	4,020.49	Per sq. mtr.