



Haryana Urban Development Authority
C-3, Sector 6, Panchkula



NO.HUDA-CCF-ACCTT-II-2016/ 52392

Dated 22/8/16

To

The Estate Officer,
HUDA, Kaithal

Subject:- Recovery of Enhanced Compensation in respect of Sector-19 part-II, III and 20, Kaithal.

Please refer to the subject cited above.

It is to inform you that on the basis of enhanced compensation awarded on 9.9.2008 by the Hon'ble High Court in various LPAs, filed by the Land Owners, pertaining to Award No.14,15 & 16 dated 26.2.1992 of the acquired land for the development of Sector-19 Part II & III & Sector-20, Kaithal, the recovery rate of additional price has been worked out to ₹ 255.00 per sq. yd (₹ 304.98 per sq. mtr.) for General Category and ₹ 81.00 per sq. yd (₹ 96.88 per sq. mtr.) for EWS category. The additional price on account of this enhancement has been determined by 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 Sector19 Part-II, III and 20, Kaithal. Detailed calculations are attached herewith.

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 Sector19 Part-II, III and 20, Kaithal under regulations 1C (2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price.

DA/as above

for


Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

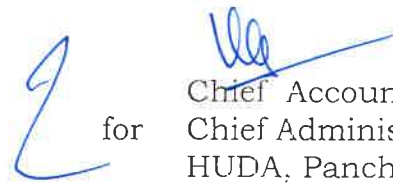
NO.HUDA-CCF-ACCTT-II-2016/ 52393

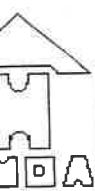
Dated 22/8/16

The Administrator, HUDA, Panchkula alongwith calculation sheet for information and necessary action please. He is requested to take necessary action in the matter immediately under intimation to this office.

DA/as above

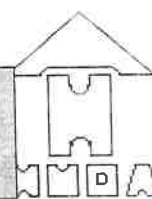
for


Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.



Haryana Urban Development Authority

C-3, Sector 6, Panchkula



Compensation of land of Sector-19, Part-II, III and 20, Kaithal has been incurred by Hon'ble Punjab & Haryana High Court vide order dated 9.9.2008 in LPA No. 1046 to 1049, 1150,1406 and 2803 of 2001 vide which a compensation of Rs. 2,89,701/- per Acre has been awarded. Some LPAs were also disposed of on 9.9.2008 as common question of law and facts arises in LPA No. 350 of 2001 vide which a compensation of **Rs. 2,89,701/- per Acre** has also been awarded by the Court. As per record submitted by the Land Acquisition Officer, Panchkula, it is submitted that the land for the development of these Sectors was acquired by issuing the notices U/s-4 on 25.9.1989 vide Award No. 14,15 & 16, dated 26.2.1992. The land was acquired @ Rs. 1,00,000/- per Acre by the Land Acquisition Collector and thereafter the rate was enhanced by the Hon'ble District Judge, Kaithal and calculations of enhancement were made accordingly on the basis of payments to the concerned land owners. An amount of Rs. 3,21,54,313/- was uploaded by issuing notice by this office vide letter dated **8.1.1998 (CP-30)**. **Now in view of orders of Hon'ble High Court**, additional price is required to be fixed under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978. For brevity, regulation 2(b) is reproduced below

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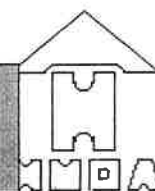
"ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" means such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect to land or building sold or leased to him in a sector 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, and the amount of cost incurred in respect of such reference."

Now, in view of award of Hon'ble High Court and as per Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 and as per the new policy, following calculations have been made to arrive at the additional amount which shall be payable by the Allottees/Transferees or lessees of Sector-19, Part II, III and 20, Kaithal :-



Haryana Urban Development Authority

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Sector 19 Part-II & III and Sec. 20, Kaithal (FINAL)

		Days				
		From	To	Total Days		
	Rate Per Acre (As Awarded by Hon'ble High Court in dated 9.9.2008 LPA No. 350 of 2001 and 1046 of 2001 in various LA cases					2,89,701.00
Less:	Rate as per LAC Award					1,00,000.00
					Additional Price of Land	1,89,701.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	56,910.00
Add:	12% additional interet	25-09-1989	26-02-1992	885	(Section 23 (IA) of LA Act, 1894)	55,195.00
					Total	3,01,806.00
Add:	9% additional interet (one year)	27-02-1992	26-02-1993	366	(Section 28 of LA Act, 1894)	27,163.00
Add:	15% Interet	27-02-1993	30-09-2016	8617	(Section 28 of LA Act, 1894)	10,68,765.00
					Grand Total	13,97,734.00
	Total Liability 199.77 x1397734				(A)	27,92,25,321.18
Less:	Ist Recovery of Rs.32154313/- alongwith 15% Interest on which has already been uploaded at the time of issuance of Ist enhancement notice on 8.1.1998 (Copy attached at Annexure "Ä"	08-01-1998	30-09-2016	6841		12,25,51,980.00
					Total (B)	12,25,51,980.00
					Net Liability (A)-(B)	15,66,73,341.00



Haryana Urban Development Authority

C-3, Sector 6, Panchkula



Layout plan supplied by CTP vide Drawing no. DTP (KTL) 5/93 dated 26.10.1993.

Copy supplied by CTP HUDA as 13.07.2016.

Sector-19 Part-II & III and 20, Kaithal			
Sr. No.			Sector-19, Part-II & III and 20, Kaithal
1	Detail of Area	(Area of hectare)	(Area in Acres)
1	Sector-19 Part-I	17.94 hect.	44.31
2	Sector-19, Part-II, III and Sector-20	114.21 hect.	282.10
3	Total Area	132.15 hect.	326.41
Area Reserved			
I	For Mini Sectt.	10.20 hect.	25.19
II	Area reserved for Govt. Housing	7.32 hect.	18.09
III	Area under green belts (HUDA Nursury) along exisiting Bypass, Kaithal, Delhi road Green Belt under H.T. Lime etc.	26.61 hect.	65.74
IV	Released Land	1.13 hect.	2.79
V	Reserved for HUDA (Road & Commercial)	6.00 hect.	14.83
	Net planned Area	80.88 hect.	199.77
1	Net under plots	32.93 hect.	81.34
2	Area under Commercial use	6.60 hect.	16.30
3	Area under Board/Corporation/Institution	2.64 hect.	6.52
4	Area under N.H./clinic	0.35 hect.	0.86
5	Area under High School Primary School/Nursury School and crèche	6.10 hect.	15.07
6	Area under religious Building	0.07 hect.	0.17
7	Area under pavement (Road/open spaces)	24.59 hect.	60.74
8	Area under Dispensary	0.51 hect.	1.26
9	Area under water Works	0.64 hect.	1.58
10	Site for Public building	0.37 hect.	0.91
11	Area under working Women Hostel	0.15 hect.	0.37
12	Area under Community centre	0.59 hect.	1.46
13	Area under telephone Exchange/Post Office	0.52 hect.	1.28
14	Area under Police Post	0.15 hect.	0.37
15	Area under Housing Board	2.50 hect.	6.18
16	Area reserved for Group Housing	2.17 hect.	5.36



Haryana Urban Development Authority

C-3, Sector 6, Panchkula



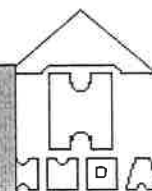
Sector-19 Part-II & III and 20, Kaithal

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5	6	
1	Area Under residential Plots	81.34	43.72	125.06		
2	Area under Housing Board	6.18	3.32	9.50		
3	Area under Board/Corporation/Institute	6.52	3.50	10.02		
4	Area under Commercial area	16.30	8.76	25.06		
5	Area under Dispensary	1.26	0.68	1.94		
6	Area under High Primary/Creche/Nursery School	7.54	4.05	11.59	7.53	
7	Area under Religious building				0.17	
8	Area under W/Works (1.58/3)				0.53	1.05
9	Area under Clinic/N.H.	0.86	0.46	1.32		
10	Area under Group Housing	5.36	2.88	8.24		
11	Area under community centre	1.46	0.79	2.25		
12	Area under women Hostel				0.37	
13	Area under Public Building	0.91	0.49	1.40		
14	Area under road, Green Belt, open spaces, Boosting Station, Parking				60.74	
15	Area under Telephone Exchange/Post Office	1.28	0.69	1.97		
16	Area under Police Post					0.37
	Total Area	129.01	69.34	198.35	69.34	1.42



Haryana Urban Development Authority

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Sector 19 Part-II & III and Sec. 20, Kaithal (FINAL)					
1	Total liability	15,66,73,341.00			
2	Total Land acquired	199.77			
3	E.C. per Acre	784269			
4	Total Land as per layout plan	198.35			
5	Proportionate Enhancement	15,55,59,756.00			
6	EC per Acre	7,84,269.00			
7	Rate of General Category	625.00	Per Sq.yd		
8	Rate of EWS Category	200.00	Per Sq.yd		
9	Proportionate Ratio				
i)	General Category	(A)	(124.94x625x4840)	37,79,43,500.00	
ii)	EWS Category	(B)	(4.07x200x4840)	39,39,760.00	
		(C)	Total	38,18,83,260.00	
10	Amount for EC (General Category)	(A/Cx15,55,59,756)		15,39,54,899.00	
11	Amount for EC (EWS Category)	(B/Cx15,55,59,756.00)		16,04,857.00	
12	E.C. for General Category	(15,39,54,899.00/124.94/ 4840)		255.00	Per Sq.yd
13	E.C. for EWS Category	(16,04,857.00/4.07/4840)		81.00	Per Sq.yd

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HARYANA URBAN DEVELOPMENT AUTHORITY

No. HUDA. Acctts. Acctt-II-97

643

Dated:-

8-1-88

To

The Estate Officer,
HUDA, Kaithal.

Sub:-

Recovery of Enhanced Compensation from the plot
holders of sector-19 part-II, III & Sector-20 Kaithal.

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Please refer to the subject cited above.

It is to inform you that on the basis of enhanced
compensation paid/awarded by the court at kaithal the recovery
rate of enhanced compensation has been worked out to Rs. 71/-
(Rs. seventy one only) per sq yard in respect of sector-20,
sector-19 part-II & III Kaithal (calculation sheet enclosed).

You are therefore, requested to issue notices of
recovery within 15 days so that recovery is effected within
30 days from the date of issue of notices.

If the recovery is not made within 30 days from the
date of issue of notices interest as per new policy be charged.

You are also requested to allow plot holders to pay
enhancement in instalment as per the policy circulated vide this
office letter No. HUDA Acctts. Acctt-II-9660-9673 dt. 2.4.1987. In
case any plot holders does not make the payment in time action
u/s 17 of HUDA Act may be initiated.

DA/calculation sheet.

Endst. No. HUDA. Acctts. Acctt-II-97/-

644

d for Sr. Accounts Officer,
Chief Administrator
HUDA, Panchkula.

Dated:-

8-1-88

A copy is forwarded to Administrator HUDA Panchkula
alongwith copy of calculations sheet for information and necessary
action please.

DA/ calculation sheet.

d for Sr. Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

3.10.88

19, part I.II.III. & sector-20 Kaithal is given as under:- (31)

Sr.No.	Particular	Area in Hect.	Area in Acres
1.	Sec.19, part-I-Kaithal	17.94 ✓	44.31 ✓
2.	Sect 19, part-II, III, sec.20 Kaithal	114.21 ✓	282.10 ✓
3.	Total Area	132.15 ✓	326.41 ✓
4.	Area for Mini Sectt.	10.00 ✓	24.70 ✓
5.	Govt. Housing	8.00 ✓	19.76 ✓
6.	Green Belt (HUDA Nursery) along existing by pass Kaithal Delhi Road, Green belt under H.T. Line etc.	26.61 ✓	65.73 ✓
7.	Released Land	1.13 ✓	2.79 ✓
8.	Reserved for HUDA (Road & community)	6.00 ✕	14.82 ✓
9.	Net Area Planned	80.41 ✓	198.61 ✓
10.	Area under plots	32.00 ✓	79.04 ✓
11.	Commercial area	6.60 ✕	16.30 ✕
12.	Boards/Coran/Institution	2.64 ✕	6.52 ✕
13.	Nursing Home/ Clinic	0.35 ✕	0.86 ✕

Contd.2/-



From pre page

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14.	High School/Pry.School/ Nursery School/Creche	6.10	15.07
15.	Religious Building	0.07	0.17
16.	Pavements/Roads/Open spaces	23.22	57.35
17.	Dispensary	0.51	1.26
18.	Water Works	0.64	1.58
19.	Public Building	0.37	0.91
20.	Working women Hostel	0.15	0.37
21.	Community Centre	0.59	1.46
22.	Telephone Exchange & Post office	0.52	1.28
23.	Police Post	0.15	0.37
24.	H.B.H	4.33	10.70
25.	Group Housing	2.17	5.36

Accordingly on the basis of price fixation of sector 19 Part-II,III,20 Kaithal recovery rate worksout as under:

1.	Total Enhanced Compensation	32154313.00
2.	Total Area of 19 part II, III, & 20 Kaithal	282.10
3.	Less released land ((1.13(-)0.06 Hect as per P.F =1.07 Hect.or 2.64 acre)	2.64 279.46
4.	Rate per acre	115058.73 say Rs.115059/-
5.	<u>Area to be left.</u>	
i.	Mini Sectt.	24.70 *
ii.	Govt.Housing	19.76 *
iii.	HUDA Land (6.40(-)0.60 = 5.40)	13.34
iv.	Commercial Area (6.60-1.03=5.57)	13.76
v.	Board/Corpn/Instt.	6.52 *
vi.	Nursing Home/clinic	0.86 *
		78.94
6.	Balance Recoverable from plot holders	23071556/-
7.	<u>Plotable Area</u>	
i.	Plots	

Contd.3/-



From Dec 1980

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33

7.(i) Total Area
Less area of 11 part-1
Kulhal(-)

32.00 Hect.

(-) 9.15
22.85

or

56.44 acre

ii. 55% of H.B.H area

5.89 acre

iii. 90% of G.H.S

4.02 acre

67.15

OR

325006 sq yard

Rate per sq yard

70.99

say Rs.71.00 sq yard.