

HARYANA URBAN DEVELOPMENT AUTHORITY
SECTOR-6, PANCHKULA.

No. HUDA-CCF-Acctt-II-2015/ 18918

Dated: 9/10/15

To

1. M/s Angel Co-operative Group Housing Society Ltd.,
Plot No. GH-103, Sector-20, Panchkula.
2. Sh. Sharnjit Singh S/o Sh. Kirpal Singh,
R/o Flat No.-310, GH-102, Sector-20, Panchkula.
3. Sh. Aditya Vashisth S/o Sh. B.R. Vashisth
R/o Flat No.-103, GH-102, Sec-20, Panchkula.
4. Sh. Manav Singal S/o Sh. M.K. Singal,
Flat No.205, GH-102, Sector-20, Panchkula.
5. Mrs. Sunita Sharma W/o Sh. S.C. Sharma,
Flat No.-204, GH-102, Sec-20, Panchkula.
6. Sh. Ashok Garg S/o Sh. Des Raj Garg,
Flat No.-508, GH-102, Sec-20, Panchkula.
7. Mrs. Archana Mehndiratta W/o Mr. R.K. Mehndiratta,
Flat No.-301, GH-102, Sec-20, Panchkula.
8. Smt. Rama Rani W/o Sh. Hari Gopal Garg,
Flat No.-101, GH-102, Sec-20, Panchkula.
9. Sh. Naresh Garg S/o Sh. Om Parkash,
Flat No.-202, GH-102, Sec-20, Panchkula.
10. Mrs. Shweta Singh W/o Rajeev Kumar Kain,
Flat No.-501, GH-102, Sec-20, Panchkula.

Subject: CWP No. 14689 of 2010– M/s Angel Co-operative Group Housing Society Ltd. (GHS No.103) & 17239 of 2010 Sharanjit Singh & Others (GHS No.102) V/s HUDA, Sector-20, Panchkula.

Please refer to the subject cited on above.

Find enclosed herewith **Speaking order No.06/2015** passed by the Committee in case of CWP No. 14689 of 2010– M/s Angel Co-operative Group Housing Society Ltd. (GHS No.103) & 17239 of 2010 Sharanjit Singh & Others (GHS No.102) V/s HUDA, Sector-20, Panchkula. In compliance of Hon'ble High Court vide order dated 25.09.2013.

This speaking order is also being uploaded on HUDA Website under the link https://www.huda.gov.in/Financial%20Wing/Speaking_Orders_Passed_As_Per_Direction_of_Honourable_High_Court.pdf also.

DA/As above:


(Manohar Lal),
Sr. Accounts Officer,
for Administrator (HQ),
HUDA, Panchkula.

Endst.No.HUDA-CCF-Acctt-II-2015/- 18919

Dated:-

A copy of the above is forwarded to the Estate Officer, HUDA, Panchkula for information and necessary action.

DA/As above:


(Manohar Lal),
Sr. Accounts Officer,
for Administrator (HQ),
HUDA, Panchkula.

SPEAKING ORDER No.6 /2015.

**Passed in compliance with the orders of Hon'ble Punjab & Haryana
High Court in CWP No. 14689 of 2010 & 17239 of 2010.**

1. This speaking order is passed in respect of Sector-20, Panchkula in compliance of the orders dated 25.09.2013 of Hon'ble Punjab & Haryana High Court in CWP No. 14689 in matter of The Angel Co-operative Group Housing Society Ltd. (GHS No.103) & CWP No. 17239 of 2010 Sharanjit Singh & others (GHS No. 102). The orders dated 25.09.2013 are reproduced as under:-

"In view of the above, both these petitions are allowed. The impugned demand notices are quashed, and the respondents are directed to constitute a Committee, as indicated above. The said Committee, after providing an opportunity of hearing to the representatives of the Group Housing Societies after providing them the material on the basis of which calculation is to be made, and then shall determine the amount by passing a speaking order, in accordance with law, within a period of three months from the date of receipt of a certified copy of this order."

2. In compliance of above orders of High Court, a Committee was constituted under the Chairmanship of Administrator (HQ) with the following members:

- (a) CCF, HUDA, Panchkula.
- (b) CTP, HUDA, Panchkula.
- (c) DTP, Panchkula.
- (d) LAO, Panchkula.

3. Before passing the speaking order, it is relevant to mention that discuss the following important clauses/provisions made in the Allotment letter issued to the society, The Haryana Urban Development (Disposal of Land & Building) Regulations, 1978 and The Land Acquisition Act, 1894.

(a) Clause no. 9 of the allotment letter provides as under:-

"The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within 30 days of its demand."

(b) Section-4 of The Haryana Urban Development (Disposal of Land and Building) Regulations, 1978, defines the tentative price as under:-

"The tentative price/premium for the disposal of land or building by the Authority shall be such as may be determined by the

authority taking into consideration the cost of land, estimated cost of development, cost of buildings and other direct and indirect charges as may be determined by the Authority from time to time.

(c) Regulation-10 of The Haryana Urban Development (Disposal of Land and Building) Regulations, 1978, defines the tentative price/premium as under:-

- i) In the case of sale/lease of land/building by allotment the transferee or lessee shall be liable to pay to the Authority, in addition to the tentative price/premium, the additional price/premium, if any, determined in respect there to under these regulations.
- ii) The additional price/premium shall be payable by the transferee or lessee within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of installments with interest as may be determined by the Chief Administrator.

(d) Regulation -2(b) of The Haryana Urban Development (Disposal of Land & Building) Regulations, 1978 further provides as under:-

“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.”

(e) Section-28 of The Land Acquisition Act, 1894 provides as under:-

“Collector may be directed to pay interest on excess compensation:- If the sum which, in the opinion of the Court, the Collector ought to have awarded as compensation is in excess of the sum which the Collector did award as compensation, the award of the Court may direct that the Collector shall pay interest on such excess at the rate of (nine per centum) per annum from the date on which he took possession of the land to the date of payment of such excess into Court:

Provided that the award of the Court may also direct that where such excess or any part thereof is paid into Court after the date of expiry of a period of one year from the date on which possession is taken, interest at the rate of fifteen per centum per annum shall be payable from the date of expiry of the said period of one year on the amount of such excess or part thereof which has not been paid into Court before the date of such expiry."

Records of Personal hearing

4. As per the orders of the Hon'ble High Court, personal hearings have been granted in the case on 20.01.2014, 12.02.2014, 25.02.2014, 11.03.2014, 24.03.2014 & 04.04.2014 and information was supplied to the petitioners from time to time. Final hearing was held on 06.08.2014. During hearing, the petitioners submitted a joint representation dated 06.08.2014 and requested the Committee to pass the speaking orders on the points raised in the joint representation.

Discussions and Findings

5. Before taking up the matter, it is clarified that additional price on account of the enhanced compensation to be recovered from the allottees, is worked out by the Chief Administrator as per Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978 on account of the enhancement of compensation of any land in the same sector by the Court. This amount is calculated sectorwise and is applicable for the full sector.

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/Financial%20Wing/FAQ%20on%20recovery%20of%20Enhancement%20from%20Plot%20Holder\(s\).pdf](https://www.huda.gov.in/Financial%20Wing/FAQ%20on%20recovery%20of%20Enhancement%20from%20Plot%20Holder(s).pdf)

The same principles have been followed in passing of previous speaking orders of different sectors in the different Urban Estates. The copies of speaking orders are available in website of HUDA under the link https://www.huda.gov.in/Financial%20Wing/Speaking_Orders_Passed_As_Per_Directi on_of_Honourable_High_Court.pdf also.

6. The **discussions and findings** of the Committee on the issues raised in the joint representation raised are as under:-

Para 1: The petitioners have stated that the location of plot no. GHS 103 GHS falls in Part I of Sector 20 Panchkula.

Findings: Matter of facts.

Para 2 & 3: The petitioners have stated that in Sept 2002 the enhancement cost of land was demanded based on the two judgments awarded by Hon'ble Court Ambala and Hon'ble Court Panchkula, but these Judgments were referred by Hon'ble Punjab & Haryana High Court to Session Court Panchkula. As a result, the 1st EC of land was not applicable and therefore the amount paid by the Societies against the first demand should be adjusted against the 2nd EC along with the interest. It will reduce the EC amount as recalculated by the HUDA.

They have further submitted that as per calculation sheet provided, the 1st revised EC is Rs 581.26/- per sq yard against the original demand of Rs 678.80/- per sq yard therefore Rs 97.54/- per sq yard should be reduced from 2nd EC of Rs 1914.20 /- per sq yard.

Findings: HUDA had issued the recovery notices of enhanced compensation in respect of Sector-20, Panchkula as follows:

- (i) First recovery for Rs. 678.80 per sq.yd. issued by Estate Officer, HUDA during Sept., 2002.
- (ii) 2nd recovery for Rs. 2276.82 per sq.mtr. or Rs. 1903.69 per sq.yd. issued by Estate Officer, HUDA during July, 2010.
- (iii) A representation from Joint Action Committee of Group Housing Societies of Sector-20, Panchkula was received against the recovery of 2nd enhancement of Sector-20, Panchkula. Thereafter, recovery of 2nd 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.
- (iv) As per revised calculations the rate of recovery of 1st enhancement worked out to Rs. 530.47 per sq.yd. instead of Rs. 678.80 per sq.yd. whereas the rate of recovery of 2nd enhancement 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 2nd enhancement has been worked out to Rs. 1427.64 per sq.yd.(i.e. 1747.10-319.46) for

which the revised notice will be issued subject to the following conditions:-

- a) The first rate of recovery of enhanced compensation of Rs. 678.80 per sq. yd. will remain intact as the credit of excess rate of recovery of Rs. 148.33 per sq.yd. has been given in the 2nd 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 2nd enhanced compensation, will 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 have not paid the amount will be charged the rate of interest @ 15% per annum on the reduced rate of 2nd recovery from the date of original notice of 2nd enhancement.

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 1st enhancement is automatically adjusted in the recovery statement of 2nd enhancement.

Para 4: The petitioners have stated that the total area of the Societies considered is 95.26 acres in the calculations whereas it should be 97.45 acres as per data procured from HUDA. There are total 110 Societies and the total area of these societies is 101.45 acres. Societies no. 108 to 111 do fall under area of part I of Sector 20 Panchkula and area of these societies is 4 acres (1 acre each i.e. 4000 sq mts) which is excluded from total area of 101.45 acre which comes out to 97.45 acres.

Findings: As per the verification report received vide memo No. DTP(P)-2014/ 1547 dated 10.9.2014 addressed to the CCF, HUDA, the

DTP, Panchkula has certified that GH sites No. 108, 109, 110 and 111 comprising of total area 3.95 acres falls under Sector-20 (Part-II), Panchkula. There are 106 Group Housing Societies in Sector-20 (Part-I), Panchkula, the total area of these 106 societies is 96.24 acres.

Therefore, the Committee finds that re-calculation may be done on the basis of 96.24 acres as area for Group Housing Societies in Sector-20 (Part-I), Panchkula.

Para 5: The petitioners have stated that the area of Open space, Roads, Green belt has been increased by 12.25 acres i.e. from 59.66 to 71.91 acres. This increase is not seen on ground. On the other hand, HUDA land area has been reduced by 15.26 acres i.e. from 22.11 to 6.85 acres. The details of these changes should be provided to us and the difference needs to be resolved.

Findings: As per the verification report received vide memo No. DTP(P)-under CTP(H)-1174 dated 01.10.2015 addressed to the CCF, HUDA, the DTP, Panchkula has certified that the total area for roads, parks and green belt is now 73.43 acres. Therefore, the Committee finds that re-calculation may be done on the basis of 73.43 acres as total area for roads, parks and green belt in Sector-20 (Part-I), Panchkula.

Para 6: The petitioners have stated that the copy of SAJRA on which the total area of 251.40 acres has been earmarked should be provided. The copy of Jakmabandi and the list of owners of land to whom EC has been paid (including amount paid) may be provided to us.

Findings: Providing SAJRA plan at this stage may further delay the passing of speaking order. The petitioner have already filed COCP No. 1508 of 2015 which is listed for 30.10.2015 in the Hon'ble High Court against the HUDA for non passing of speaking order.

HUDA is bound to follow the area calculation by the CTP HUDA in respect of the sector layout. As per the latest verification report received vide memo No. CTP(H)-1174 dated 01.10.2015 has certified that the total area under various utilities for Sector-20 (Part-I) Panchkula are as below:-

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

Therefore, the Committee finds that re-calculation may be done on the basis of above land utilization in Sector-20 (Part-I), Panchkula.

- (a) Regarding demand of the petitioner for supply of the list of owners of land to whom EC has been paid, the Committee finds that this is not relevant for calculation of additional price on account of enhanced compensation awarded by the court. 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.

Para 7: The petitioners have stated that there are various private builders in Part I and II of Sector 20 who are constructing the flats in

Sector 20 on the acquired land. The residents of these flats shall be using the common facilities available in the Sector 20. Therefore, the common facilities of Sector 20 should be separately allocated to area located in Part I and Part II of the sector as was decided in earlier meetings with the HUDA officials .

Findings: 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 the Committee finds that 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 licence. The internal development works within the private licenced area are borne by the private builders. Similarly internal development works within the HUDA allottee area are to be borne only by the HUDA allottees.

Para 8: The petitioners have stated that water works occupying the land of 7.34 acres, which includes 1.09 acres for staff quarters considered as saleable land. Why the entire area including 6.25 acres not considered as such. In this regard, it is brought out that while charging water tariff, the cost of capital and interest thereon is also included in that, Therefore it should not be part of the common facilities as this amounts to double charging.

Findings: The Committee finds that water works is facility developed as internal development works within the HUDA allottee area, so the charges are to be borne only by the HUDA allottees.

Para 9: The petitioners have stated that while calculating the first enhanced cost of land, Rs 7.25 lakh per acre including interest thereon,

has been reduced from the total. Their contention is that it should be reduced in proportion to the amount paid by the plot owners.

As per calculation the benefit given to the plot holders that credit of land cost are as under:-

Land cost taken @ Rs. 5.00 lacs per acre 725000/-
in the year 1990. The allotment year is 1993
and interest @ 15 % w.e.f. 1991 to 1993 is
Rs. 225000/- .

15% interest 01.01.1994 to 30.09.2002 (105month) 951563/-
1676563/-

The Committee finds that proper set off is already granted in the calculation.

Para 10: The petitioners have stated that we were allotted the land at a higher price in comparison to the land allotted to other societies in 1993. The difference amount should be adjusted accordingly.

Findings: The land prices to the GHS was charged by taking rate of Rs. 5.00 lacs per acre for Panchkula as 1990 as the base year as per Agenda Item No. A-44(28) approved by the Authority. The Committee finds that additional price has to be calculated by giving set off by taking the base year as 1990. The set off of Rs. 725000/- has already been given.

Para 11: The petitioners have stated that in the judgment of Hon'ble Punjab & Haryana High Court date 5th November, 2012 Ashok Kumar Vs. State of Haryana, wherein RFA Nos. 4686 to 4688, 4690 to 4691 and many others RFA are being allowed, Land Acquisition Officer, Govt. of Haryana contested through various RFA that the EC amount awarded by the Hon'ble Session Court is unjustifiable. As the RFA of LAO are allowed therefore the demand of enhanced cost of land from the residents of Part-I of Sector-20, Panchkula is not tenable.

Findings: The Committee finds that Hon'ble Supreme Court of India by its orders dated 17.2.2015 in the Civil Appeal No.s 2231-2242 of 2015 (Airsing out of SLP(C) Nos. 26432-26443 of 2013) in the matter of Ashok Kumar & Ors Vs. State of Haryana has restored the compensation awarded by the Reference Court i.e. Rs. 394/- per sq.yds. Therefore, no benefit can be given to the petitioners on the grounds that Punjab & Haryana High Court has reduced the compensation awarded by the Reference Court.

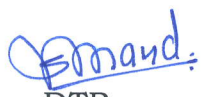
Order

In view of the above findings, the re-calculated additional price is as per Annexure.

Now as per revised calculations the rate of recovery of 1st enhancement worked out of Rs.583.30 per sq. yd. instead of Rs.530.47 per sq. yd. whereas the rate of recovery of 2nd Enhancement worked out to Rs.1921.79 per sq. yd. against the recovery rate of Rs.1427.64 per sq. yd. The less recovery of 1st Enhancement of Rs.52.83 per sq. yd. was updated with interest from 01.10.2002 to 10.06.2010 i.e. from the date of calculation of 1st Enhancement in the date of calculation of 2nd Enhancement @15% per annum and it worked out to Rs.113.78 per sq. yd. After adding the recovery of Rs.113.78 per sq. yd. the net rate of recovery of 2nd Enhancement has been worked out to Rs.2035.57 per sq. yd. (i.e. Rs.1921.79+113.78) for which the revised notice will be issued subject to the following conditions:-

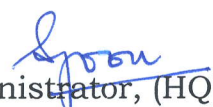
1. The 1st rate of recovery of enhanced compensation of Rs.678.80 will remain intact as the credit of rate of recovery of Rs.113.78 per sq. yd. has been given in the 2nd recovery of enhanced compensation along with interest @15% p.a. from 1.10.2002 to 10.06.2010.
2. As already conveyed by this office No.CCf-Acctt-II-2011/15353 dated 06.05.2011, the 2nd rate of recovery of enhanced compensation of Rs.1427.64 per sq. yd. will remain intact.
3. 3rd rate of recovery of enhanced compensation worked out to Rs.(2035.57-1427.61)=607.90 per sq. yd. upto 10.06.2010. This amount of Rs.607.90 per sq. yd. after updated @ 15% p.a. which worked out to Rs.1099.55 per sq. yd.


LAO,
Panchkula


DTP,
Panchkula


CTP, HUDA
Panchkula


CCF, HUDA
Panchkula


Administrator, (HQ)
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.ew.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.ew.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	

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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.





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.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	



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.

