



To

The Estate Officer,
HUDA, Jind.

**NO.HUDA-CCF-ACCTT-II-2017/
DATED:-**

Subject:- Recovery of Additional Price of (2nd EC) pertaining to the acquired land for the development of Sector-6, 7, 8 and 9, Part, Jind.

1. Please refer to the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble Supreme High Court vide order dated 30.10.2015 in RFA No. 9821 of 2014 pertaining to the acquired land for the development of Sector-6, 7, 8 and 9, Part, Jind, the recovery rate of additional price has been worked out which are as under :-

Sr. no.	Sector	General Category (Rate Per Sq. Mtr.)	EWS Category (Rate Per Sq. Mtr.)
1	Sector-6, (P), UE, Jind	1346.00	62.75
2	Sector-7, (P) UE, Jind	1103.15	50.94
3	Sector-8 (P), UE, Jind	1160.90	47.85
4	Sector-9 (P), UE, Jind	724.82	

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-6, 7, 8 and 9, Part, Jind. Detailed calculations are attached herewith at **Annexure "A"**.

3. 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-6, 7, 8 and 9, Part, Jind, under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/-/105782 Dated:- 8/6/17

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

1. The Administrator, HUDA, Hisar alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-6, 7, 8 and 9 (Part), Urban Estate, Jind under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that land measuring 30 7.77 acres was acquired for the development of Sector-6, 7, 8 and 9 (Part), Urban Estate, Jind vide Award No. 6 dated 06.09.2005, @ ₹ 10.00 lacs per acre for 3.08 acres and ₹ 7.00 Lacs per acre for 304.69 acres and land measuring 95.25 acres was acquired vide Award o. 7 dated 06.09.2005. The Collector awarded compensation @ ₹ 6.00 lacs per acre for the land near road upto one acre depth. The awarded compensation was further enhanced by the ADJ, Jind vide order dt. 25.07.2014 and assessed the market price of the land @ ₹ 8,47,000/- and ₹ 11,02,000/- of 307.77 acres land of Award No. 6 and ₹ 6,78,000/- and ₹ 8,80,000/- for 95.25 acres land of Award No. 7. Further, Hon'ble High Court has enhanced the market price of the land @ ₹ 12.10 lacs and ₹ 16.94 lacs per acre vide order dated 30.10.2015 in RFA No. 9821 of 2014.
2. Now the policy to calculate the Additional Price has been approved by HUDA authority in its 111th meeting at Agenda No. 22 and calculations are now to be made as per this policy and 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 :-**

"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-6, 7, 8 and 9 (Part), Urban Estate, Jind:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-6, 7, 8 and 9 (Part), Urban Estate, Jind supplied by the Administrator, HUDA, Panchkula as per latest layout plan and calculations are made on the basis of actual liability as per the calculations made by the Zonal Administrator, HUDA, Hisar at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of EC of Sector-6, 7, 8 and 9 (Part), Urban Estate, Jind has been prepared as under :-

Liability of enhanced compensation pertaining to Award No. 6 of 2005-06 (3.08 acre) as per order dated 25.07.2014 of ADJ, Jind (Hisar Zone)						
	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre					11,02,000.00
Less	Rate of Award @ ₹ 1000000/- per Acre					10,00,000.00
	ADDITIONAL PRICE OF LAND					1,02,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	30,600.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894)	36,686.00
					Total	1,69,286.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894)	15,236.00
Add:	15% Interest	07-09-06	20-10-11	1870	(Section 28 of LA Act, 1894)	1,30,095.00
					Grand Total	3,14,617.00
	Total Liability 3.08* 314617				(A)	9,69,020.00

Liability of enhanced compensation pertaining to Award No. 6 of 2005-06 (304.69 acre) as per order dated 25.07.2014 of ADJ, Jind (Hisar Zone)

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre					8,47,000.00
Less	Rate of Award @ ₹ 700000/- per Acre					7,00,000.00
	ADDITIONAL PRICE OF LAND					1,47,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	44,100.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894)	52,872.00
					Total	2,43,972.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894)	21,957.00
Add:	15% Interest	07-09-06	20-10-11	1870	(Section 28 of LA Act, 1894)	1,87,491.00
					Grand Total	4,53,420.00
	Total Liability 304.69* 453420				(B)	13,81,52,540.00

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Liability of enhanced compensation pertaining to Award No. 7 of 2005-06 (7.50 acre) as per order dated 25.07.2014 of ADJ, Jind (Hisar Zone)

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre				8,82,000.00
Less	Rate of Award @ ₹ 600000/-per Acre				6,00,000.00
	ADDITIONAL PRICE OF LAND				2,82,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 84,600.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894) 1,01,427.00
					Total 4,68,027.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894) 42,122.00
Add:	15% Interest	07-09-06	20-10-11	1870	(Section 28 of LA Act, 1894) 3,59,676.00
					Grand Total 8,69,825.00
	Total Liability 7.50* 869825				(C) 65,23,688.00

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**Liability of enhanced compensation pertaining to Award No. 7 of
2005-06 (87.75 acre) as per order dated 25.07.2014 of ADJ,
Jind (Hisar Zone)**

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre				6,78,000.00
Less:	Rate of Award @ ₹ 550000/- per Acre				5,50,000.00
	ADDITIONAL PRICE OF LAND				1,28,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 38,400.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894) 46,038.00
					Total 2,12,438.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894) 19,119.00
Add:	15% Interest	07-09-06	20-10-11	1870	(Section 28 of LA Act, 1894) 1,63,257.00
					Grand Total 3,94,814.00
	Total Liability 87.75* 394814				(D) 3,46,44,929.00
	Total Liability of 403.02 acres				Grand Total (A+B+ C+D) 18,02,90,177.00
	Liability per acre				4,47,348.00



Detail of area as per approved Revised layout cum Demarcation Plan of Sector-6, part, Urban Estate, Jind bearing drawing no. DTP (J) 1238/2011 dated 15.03.2011 and 17.08.2011

Sector-6, Part, Urban Estate, Jind		
Area of Sector-6 Part, Urban Estate, Jind		
Sr. No.	Particulars	(Area in Acres)
1	Total area of the sector excluding released area	37.00
2	Net Area Planned	37.00
Detailed of planned area of the sector		
1	Area under Residential Plot	13.31
2	Area under creche/Nursery School	0.70
3	Area under Shopping Centre	0.82
4	Area under Religious Building	0.25
5	Area under E.W.S. Group Housing	7.00
6	Area under Tube Well	0.34
7	Area under Roads, Parks & Open Spaces	14.58
	Total	37.00

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-6, part, Urban Estate, Jind bearing drawing no. DTP (J) 1238/2011 dated 15.03.2011 and 17.08.2011

Sector-6, Part, Urban Estate, Jind				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	Area under Residential Plot	13.31		
2	Area under creche/Nursery School	0.35	0.35	
3	Area under Shopping Centre	0.82		
4	Area under Religious Building		0.25	
5	Area under E.W.S. Group Housing	7.0		
6	Area under Tube Well		0.34	
7	Area under Roads, Parks & Open Spaces		14.58	
	Total Area	21.48	15.52	
Total Area = 21.48+15.52 = 37.00				

1st EC of Sector-6, Part, Urban Estate, Jind					
1	Total liability per acre	4,47,348.00			
2	Total planned area	37.00			
3	Total Saleable Area	21.48			
4	Liability of the sector -6 (P), Jind (447348*37)	1,65,51,876.00			
5	Rate of General Category	5,216.95	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5216.95x 14.48x4047)	30,57,16,309.00	
ii)	EWS Category	(B)	(239.20x7x40 47)	67,76,297.00	
		(C)	Total	31,24,92,606.00	
8	Amount for EC (General Category)	(A/Cx 16551876)		1,61,92,954.00	
9	Amount for EC (EWS Category)	(B/Cx 16551876)		3,58,922.00	
10	E.C. for General Category	(16192954/ 14.48/4047)		276.00	Per Sq.Mtr.
11	E.C. for EWS Category	(358922/ 7/4047)		13.00	Per Sq.Mtr.

Sector-6, Part, Urban Estate, Jind		
General Category		
Revised 1st EC for General Category	276	Per Sq. Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	158	Per Sq. Mtr.
Less conveyed EC for General Category as on 20.10.2011	118	Per Sq. Mtr.

EWS Category		
Revised 1st EC for EWS Category	13	Per Sq. Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	7.25	Per Sq. Mtr.
Less conveyed EC for EWS Category as on 20.10.2011	5.75	Per Sq. Mtr.

Liability of enhanced compensation pertaining to Award No. 6 of 2005-06 (3.08 acre) as per the order dated 30.10.2015 of Hon. High Court in RFA No. 9821 of 2014

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre					16,94,000.00
Less	Rate of Award @ ₹ 1102000/- per Acre					11,02,000.00
	ADDITIONAL PRICE OF LAND					5,92,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,77,600.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894)	2,12,925.00
					Total	9,82,525.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894)	88,427.00
Add:	15% Interest	07-09-06	30-04-17	3889	(Section 28 of LA Act, 1894)	15,70,290.00
					Grand Total	26,41,242.00
	Total Liability 3.08* 2641242				(A)	81,35,025.00

Liability of enhanced compensation pertaining to Award No. 6 of 2005-06 (304.69 acre) as per the order dated 30.10.2015 of Hon. High Court in RFA No. 9821 of 2014

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre					12,10,000.00
Less	Rate of Award @ ₹ 847000/-per Acre					8,47,000.00
	ADDITIONAL PRICE OF LAND					3,63,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,08,900.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894)	1,30,561.00
					Total	6,02,461.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894)	54,221.00
Add:	15% Interest	07-09-06	30-04-17	3889	(Section 28 of LA Act, 1894)	9,62,865.00
					Grand Total	16,19,547.00
	Total Liability 304.69* 1619547				(B)	49,34,59,775.00

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Liability of enhanced compensation pertaining to Award No. 7 of 2005-06 (7.50 acre) as per the order dated 30.10.2015 of Hon. High Court in RFA No. 9821 of 2014

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre				16,94,000.00
Less	Rate of Award @ ₹ 882000-per Acre				8,82,000.00
	ADDITIONAL PRICE OF LAND				8,12,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 2,43,600.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894) 2,92,053.00
					Total 13,47,653.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894) 1,21,289.00
Add:	15% Interest	07-09-06	30-04-17	3889	(Section 28 of LA Act, 1894) 21,53,845.00
					Grand Total 36,22,787.00
	Total Liability 7.50* 3622787				(C) 2,71,70,903.00

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Liability of enhanced compensation pertaining to Award No. 7 of 2005-06 (87.75 acre) as per the order dated 30.10.2015 of Hon. High Court in RFA No. 9821 of 2014

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre				12,10,000.00
Less	Rate of Award @ ₹ 678000/- per Acre				6,78,000.00
	ADDITIONAL PRICE OF LAND				5,32,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 1,59,600.00
Add:	12% additional interest	09-09-02	06-09-05	1094	(Section 23 (IA) of LA Act, 1894) 1,91,345.00
					Total 8,82,945.00
Add:	9% additional interest (one year)	07-09-05	06-09-06	365	(Section 28 of LA Act, 1894) 79,465.00
Add:	15% Interest	07-09-06	30-04-17	3889	(Section 28 of LA Act, 1894) 14,11,140.00
					Grand Total 23,73,550.00
	Total Liability 87.75* 2373550				(D) 20,82,79,013.00
	Total Liability of 403.02 acres				Grand Total (A+B+C+D) 73,70,44,716.00
	Liability per acre				18,28,804.00

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2nd EC of Sector-6, Part, Urban Estate, Jind					
1	Total liability per acre	18,28,804.00			
2	Total planned area	37.00			
3	Total Saleable Area	21.48			
4	Liability of the sector -6 (P), Jind (1828804*37)	6,76,65,748.00			
5	Rate of General Category	5,216.95	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5216.95x 14.48x4047)	30,57,16,309.00	
ii)	EWS Category	(B)	(239.20x7x40 47)	67,76,297.00	
		(C)	Total	31,24,92,606.00	
8	Amount for EC (General Category)	(A/Cx 67665748)		6,61,98,439.00	
9	Amount for EC (EWS Category)	(B/Cx 67665748)		14,67,309.00	
10	E.C. for General Category	(66198439/ 14.48/4047)		1,130.00	Per Sq.Mtr.
11	E.C. for EWS Category	(1467309/ 7/4047)		52.00	Per Sq.Mtr.

General Category		
2nd EC for General Category	1130	Per Sq. Mtr.
Add previous Less conveyed EC for General Category as on 20.10.2011	118	Per Sq. Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019 days)	98	Per Sq. Mtr.
Net recovery of 2nd EC	1346	Per Sq. Mtr.

EWS Category		
2nd EC for EWS Category	52	Per Sq. Mtr.
Add previous Less conveyed EC for EWS Category as on 20.10.2011	5.75	Per Sq. Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019days)	5	Per Sq. Mtr.
Net recovery of 2nd EC	62.75	Per Sq. Mtr.

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-7, Panipat bearing drawing no. DTP (J) 1239/2011 dated 16.03.2011 and 17.08.2011		
Sector-7, Urban Estate, Jind		
Area of Sector-7 Urban Estate, Jind		
Sr. No.	Particulars	(Area in Acres)
1	Total area of the sector excluding released area	57.40
2	Net Area Planned	57.40
Detailed of planned area of the sector		
1	Area under E.W.S. Group Housing	6.50
2	Area under Residential Plots	24.21
3	Area under Police Station	2.00
4	Area under Old Age Home	0.56
5	Area under Shopping Centre	1.88
6	Area under Religious Building	0.20
7	Area under Tube Well/Water Boosting Station	1.47
8	Area under Creche, Nursery and Primary School	1.50
9	Area under Roads, Parks & Open Spaces	19.08
	Total	57.40

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-7, Panipat bearing drawing no. DTP (J) 1239/2011 dated 16.03.2011 and 17.08.2011				
Sector-7, Urban Estate, Jind				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	Area under E.W.S. Group Housing	6.50		
2	Area under Residential Plots	24.21		
3	Area under Police Station		2.00	
4	Area under Old Age Home		0.56	
5	Area under Shopping Centre	1.88		
6	Area under Religious Building		0.20	
7	Area under Tube Well/Water Boosting Station		1.47	
8	Area under Creche, Nursery and Primary School	0.75	0.75	
9	Area under Roads, Parks & Open Spaces		19.08	
	Total Area	33.34	24.06	

Total Area : 33.34+24.06= 57.40 Acres

1st EC of Sector-7, Part, Urban Estate, Jind					
1	Total liability per acre	4,47,348.00			
2	Total planned area	57.40			
3	Total Saleable Area	33.34			
4	Liability of the sector -7 (P), Jind (447348*33.34)	2,56,77,775.00			
5	Rate of General Category	5,216.95	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5216.95x 26.84x4047)	56,66,73,047.00	
ii)	EWS Category	(B)	(239.20x 6.50x4047)	62,92,276.00	
		(C)	Total	57,29,65,323.00	
8	Amount for EC (General Category)	(A/Cx 25677775)		2,53,95,783.00	
9	Amount for EC (EWS Category)	(B/Cx 25677775)		2,81,992.00	
10	E.C. for General Category	(24901787/ 26.84/4047)		234.00	Per Sq. Mtr.
11	E.C. for EWS Category	(551956/ 6.50/4047)		11.00	Per Sq. Mtr.




Sector-7, Part, Urban Estate, Jind		
General Category		
Revised 1st EC for General Category	234	Per Sq.Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	153.85	Per Sq.Mtr.
Less conveyed EC for General Category as on 20.10.2011	80.15	Per Sq.Mtr.

EWS Category		
Revised 1st EC for EWS Category	11	Per Sq.Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	7.06	Per Sq.Mtr.
Less conveyed EC for EWS Category as on 20.10.2011	3.94	Per Sq.Mtr.

2nd EC of Sector-7, Part, Urban Estate, Jind					
1	Total liability per acre	18,28,804.00			
2	Total planned area	57.40			
3	Total Saleable Area	33.34			
4	Liability of the sector -7 (P), Jind (1828804* 57.40)	10,49,73,350.00			
5	Rate of General Category	5,216.95	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5216.95x 26.84x4047)	56,66,73,047.00	
ii)	EWS Category	(B)	(239.20x 6.50x4047)	62,92,276.00	
		(C)	Total	57,29,65,323.00	
8	Amount for EC (General Category)	(A/Cx 104973350)		10,38,20,538.00	
9	Amount for EC (EWS Category)	(B/Cx 104973350)		11,52,812.00	
10	E.C. for General Category	(103820538/ 26.84/4047)		956.00	Per Sq.Mtr.
11	E.C. for EWS Category	(1152812/ 6.50/4047)		44.00	Per Sq.Mtr.

General Category		
2nd EC for General Category	956	Per Sq.Mtr.
Add previous Less conveyed EC for General Category as on 20.10.2011	80.15	Per Sq.Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019 days)	67	Per Sq.Mtr.
Net recovery of 2nd EC	1103.15	Per Sq.Mtr.

EWS Category		
2nd EC for EWS Category	44	Per Sq.Mtr.
Add previous Less conveyed EC for EWS Category as on 20.10.2011	3.94	Per Sq.Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019 days)	3	Per Sq.Mtr.
Net recovery of 2nd EC	50.94	Per Sq.Mtr.

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-8, Urban Estate, Jind bearing drawing no. DTP (J) 1160/2007 dated 05.04.2007		
Sector-8, Urban Estate, Jind		
Area of Sector-8 Urban Estate, Jind		
Sr. No.	Particulars	(Area in Acres)
1	Total area of the sector excluding released area	146.50
2	Area under Green Belt	0.80
3	Net Area Planned	145.70
Detailed of planned area of the sector		
1	Area under E.W.S. Group Housing	25.00
2	Area under Residential Plots	47.66
3	Area under Creche, Nursury, Primary School/SS School	7.50
4	Area under Shopping Centre	5.81
5	Area under Dispensary	1.25
6	Area under Staff Quarter	1.87
7	Area under Taxi Stand	1.00
8	Area under Police Station	0.50
9	Area under Nursing Home/Clinic	0.50
10	Area under Temple cum Dharamsala	0.50
11	Area under banquet Hall	2.80
12	Area under Tube Well	0.40
13	Area under Roads, Parks & Open Spaces	50.91
	Total	145.70



**Detail of area as per approved Revised layout cum Demarcation
Plan of Sector-8, Urban Estate, Jind bearing drawing no. DTP (J)
1160/2007 dated 05.04.2007**

Sector-8, Urban Estate, Jind

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under E.W.S. Group Housing	25.00		
2	Area under Residential Plots	47.66		
3	Area under Creche, Nursury, Primary School/SS School	3.75	3.75	
4	Area under Shopping Centre	5.81		
5	Area under Dispensary	1.25		
6	Area under Staff Quater	1.87		
7	Area under Taxi Stand		1.00	
8	Area under Police Station		0.50	
9	Area under Nursing Home/Clinic	0.50		
10	Area under Temple cum Dharamsala		0.50	
11	Area under banquet Hall	2.80		
12	Area under Tube Well		0.40	
13	Area under Roads, Parks & Open Spaces		50.91	
	Total Area	88.64	57.06	

Total Area : 88.64+57.06= 145.70 Acres



1st EC of Sector-8, Urban Estate, Jind					
1	Total liability	4,47,348.00			
2	Total planned area	145.70			
3	Total saleable area	88.64			
4	Liability of the sector - 8 (P), Jind (447348* 145.70)	6,51,78,604.00			
5	Rate of General Category	5,724.06	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5724.06x 63.64x4047)	1,47,42,37,835.00	
ii)	EWS Category	(B)	(239.20x 25x4047)	2,42,01,060.00	
		(C)	Total	1,49,84,38,895.00	
8	Amount for EC (General Category)	(A/Cx 65178604)		6,41,25,914.00	
9	Amount for EC (EWS Category)	(B/Cx 65178604)		10,52,690.00	
10	E.C. for General Category	(64125914/ 63.64/4047)		249.00	Per Sq.Mtr.
11	E.C. for EWS Category	(1052690/ 25/4047)		10.00	Per Sq.Mtr.



Sector-8, Part, Urban Estate, Jind		
General Category		
Revised 1st EC for General Category	249	Per Sq.Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	171.1	Per Sq.Mtr.
Less conveyed EC for General Category as on 20.10.2011	77.9	Per Sq.Mtr.

EWS Category		
Revised 1st EC for EWS Category	10	Per Sq.Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	7.15	Per Sq.Mtr.
Less conveyed EC for EWS Category as on 20.10.2011	2.85	Per Sq.Mtr.

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2nd EC of Sector-8, Urban Estate, Jind					
1	Total liability	18,28,804.00			
2	Total planned area	145.70			
3	Total saleable area	88.64			
4	Liability of the sector 8 (P), Jind (1828804* 145.70)	26,64,56,743.00			
5	Rate of General Category	5,724.06	Per Sq.mtr.		
6	Rate of EWS Category	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(A)	(5724.06x 63.64x 4047)	1,47,42,37,835.00	
ii)	EWS Category	(B)	(239.20x 25x4047)	2,42,01,060.00	
		(C)	Total	1,49,84,38,895.00	
8	Amount for EC (General Category)	(A/Cx 266456743)		26,21,53,240.00	
9	Amount for EC (EWS Category)	(B/Cx 266456743)		43,03,503.00	
10	E.C. for General Category	(262153240/ 63.64/4047)		1,018.00	Per Sq.Mtr.
11	E.C. for EWS Category	(4303503/ 25/4047)		43.00	Per Sq.Mtr.

General Category		
2nd EC for General Category	1018	Per Sq.Mtr.
Add previous Less conveyed EC for General Category as on 20.10.2011	77.9	Per Sq.Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019 days)	65	Per Sq.Mtr.
Net recovery of 2nd EC	1160.9	Per Sq.Mtr.

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EWS Category		
2nd EC for EWS Category	43	Per Sq.Mtr.
Add previous Less conveyed EC for EWS Category as on 20.10.2011	2.85	Per Sq.Mtr.
Add 15% interest on the less conveyed EC w.e.f. 20.10.2011 to 30.04.2017 (2019days)	2	Per Sq.Mtr.
Net recovery of 2nd EC	47.85	Per Sq.Mtr.

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9, Urban Estate, Jind bearing drawing no. DTP (J) 1163/2007 dated 16.05.2007

Sector-9, Urban Estate, Jind		
Area of Sector-9 Urban Estate, Jind		
Sr. No.	Particulars	(Area in Acres)
1	Total area of the sector excluding released area	158.62
2	Area under Green Belt	3.25
3	Area under Stadium	20.00
4	Net Area Planned	135.37
Detailed of planned area of the sector		
1	Area under E.W.S. Group Housing	21.98
2	Area under Residential Plots	40.27
3	Area under Primary School/SS School	7.00
4	Area under Shopping Centre	6.76
5	Area under Group Housing Site	1.00
6	Area under Gymkhana Club	2.40
7	Area under 132 KB Sub-Station	3.39
8	Area under Hospital	4.17
9	Area under Temple cum Dharamsala	0.50
10	Area under Day Care Centre	1.00
11	Area under Nursing Home/Clinic	0.89
12	Area under Cattle Pound	0.50
13	Area under Police Post	0.50
14	Area under banquet Hall	2.85
15	Area under Public Building	0.39
16	Area under Tube Well/Boosting Station	1.60
17	Area under Roads, Parks & Open Spaces	40.17
	Total	135.37

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9, Urban Estate, Jind bearing drawing no. DTP (J) 1163/2007 dated 16.05.2007

Sector-9, Urban Estate, Jind

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	6	
1	Area under E.W.S. Group Housing	21.98		
2	Area under Residential Plots	40.27		
3	Area under Primary School/SS School	3.50	3.50	
4	Area under Shopping Centre	6.76		
5	Area under Group Housing Site	1.00		
6	Area under Gymkhana Club	2.40		
7	Area under 132 KB Sub-Station		3.39	
8	Area under Hospital	4.17		
9	Area under Temple cum Dharamsala		0.50	
10	Area under Day Care Centre		1.00	
11	Area under Nursing Home/Clinic	0.89		
12	Area under Cattle Pound		0.50	
13	Area under Police Post		0.50	
14	Area under banquet Hall	2.85		
15	Area under Public Building	0.39		
16	Area under Tube Well/Boosting Station		1.60	
17	Area under Roads, Parks & Open Spaces		40.17	
	Total Area	84.21	51.16	

Total Area:- 84.21+51.16 = 135.37 Acres



1st EC of Sector-9, Urban Estate, Jind				
1	Total liability	4,47,348.00		
2	Total planned area	135.37		
3	Total saleable area	84.21		
4	Liability of the sector -9 (P), Jind (447348*135.37)	6,05,57,499.00		
5	E.C. for General Category	(60457499/84.21/4047)	178.00	Per Sq.Mtr.

Sector-9, Part, Urban Estate, Jind		
General Category		
Revised 1st EC for General Category	178	Per Sq.Mtr.
1st EC Already conveyed vide letter dated 20.10.2011	178.65	Per Sq.Mtr.
Excess conveyed EC for General Category as on 20.10.2011	-0.65	Per Sq.Mtr.

2nd EC of Sector-9, Urban Estate, Jind				
1	Total liability	18,28,804.00		
2	Total planned area	135.37		
3	Total saleable area	84.21		
4	Liability of the sector -9 (P), Jind (1828804*135.37)	24,75,65,197.00		
5	E.C. for General Category	(247565197/84.21/4047)	726.00	Per Sq.Mtr.

General Category		
2nd EC for General Category	726	Per Sq.Mtr.
Less previous excess conveyed EC for General Category as on 20.10.2011 with 15% interest w.e.f. 20.10.2011 to 30.04.2017 (2019 days)	1.18	Per Sq.Mtr.
Net recovery of 2nd EC	724.82	Per Sq.Mtr.

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