

# HARYANA SHAHARI VIKAS PRADHIKARAN

Memo No. HUDA-CCF-Acctt-II-2018/ 96318

Dated: 11/5/18

To

The Estate Officer,  
HSVP, Panchkula.

**Subject:- Recovery of Additional Price pertaining to the acquired land for the development of Sector-24 to 28, Panchkula.**

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 ADJ Court vide order dt. 12.12.1998 No. 353/1996 & dt. 05.09.09 No. 26/09 and Hon'ble supreme Court vide order dated 09.10.2017 in SLP (C) No. 28906/16 pertaining to the acquired land for the development of Sector-24 to 28, Panchkula, the recovery rate of additional price has been worked out are as under :-

Sr. no.	Sector	General Category ( Rate Per Sq. Mtr.)	EWS Category ( Rate Per Sq. Mtr.)
1	Sector-24, Panchkula (2 <sup>nd</sup> EC)	8898.74	-----
2	Sector-25, Panchkula (7 <sup>th</sup> EC)	2485.99	1126.42
3	Sector-26, Panchkula (7 <sup>th</sup> EC)	3068.89	212.65
4	Sector-27, Panchkula (3 <sup>rd</sup> EC)	2236.65	-----
5	Sector-28, Panchkula (3 <sup>rd</sup> EC)	2515.93	385.78

3. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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-24 to 28, Panchkula. 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-24 to 28, 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  
HSVP, Panchkula

96320-21  
**Endst.No.HSVP-CCF-Acctt-II-2018/-**

**Dated:-** 11/5/18

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

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

**DA/As Above:**

  
Chief Accounts Officer,  
For Chief Administrator  
HSVP, Panchkula

## Annexure-"A"

### **Calculation of additional price of Sector-24 to 28, Panchkula under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.**

1. The enhancement calculation in respect of Sector- 24 to 28, Panchkula has been prepared and issued on the basis of payments made to land owners as per award announced by ADJ Courts from time to time.
2. Earlier as per orders of the Hon'ble High Court of Punjab & Haryana in CWP No. 18687 of 2012 & Connected case, writ petitions were disposed with liberty to the respondents to issue fresh notices, subject to the following further directions:-
  - (i) the respondent-authorities will upload the details of the subject-enhancement including the reasons justifying the additional demand now raised and such comprehensive self speaking tentative order shall also be appended with individual demand notice to be served on the allottees;
  - (ii) the allottees or their Residents Welfare Society (in representative capacity) may seek further information, if need be, for submitting their effective replies to the demand notices; 3 of 4 ::: Downloaded on - 09-12-2017 15:14:38 ::: CWP No.18687 of 2012 & connected cases [4]
  - (iii) the Chief Administrator, HSVP shall constitute a Committee comprising an officer in the rank of Administrator, one Estate Officer and Chief Accounts Officer, HSVP who shall consider the replies and submit a reason-based report justifying the enhancement, if any. The final order shall be based upon such report only.
  - (iv) till such order is passed, the allottees shall not be compelled to pay any additional amount. However, if an allottee has already deposited the enhanced amount, it may be retained by HSVP subject to its adjustment and/or refund depending upon the final decision.
  - (v) if HSVP has taken a decision in respect of any residential Sector to refund any amount to the allottees, let such benefit of refund be extended to similarly placed other allottees as well. However, if final adjudication in respect of such Sector is yet to attain finality, then the amount be retained though the final decision shall be required to be taken within a period of four months.
3. In this regard it is submitted that speaking order No. 9/2017 has already been passed by the Chief Administrator, HSVP and the same has already been supplied to Resident Welfare Society of Sector 24-28, Panchkula. In this case the Affidavit has already been filed in the Hon'ble Court.

4. After that, the petitioners filed the COCP No. 2642 of 2016 in the Hon'ble Court wherein Petitioner alleges violation of the direction issued by the writ court particularly para **6(v) thereof**.

**Same reads as under:-**

**"If HSVP has taken a decision in respect of any residential Sector to refund any amount to the allottees, let such benefit of refund be extended to similarly placed other allottees as well. However, if final adjudication in respect of such sector is yet to attain finality, then the amount be retained though the final decision shall be required to be taken within a period of four months."**

5. Now, the Hon'ble Supreme Court of India in SLP (C) No. 28906/2016 dt. 09.10.2017 reduced the rate from Rs. 380/- per sq. yd awarded by Hon'ble High Court to Rs. 290/- per sq. yd.
6. Therefore, as per policy approved by Authority vide Agenda Item No. 22 in its 111<sup>th</sup> 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-24 to 28, Panchkula.
7. The calculations in respect of Sector-24 to 28, Panchkula has been prepared which are given as under :-

**Additional Price Calculation of Sector-24, Panchkula:-**

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (P) 1111/09 dated 13.05.2009</b>		
<b>Sector-24, Panchkula</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total Area of Sector	120.00
2	Net Area Planned	44.00
<b>Detail of planned area</b>		
1	Area under Group Housing	17.00
2	Area under Primary/Nursing School	1.00
3	Area under Nursing Home	0.25
4	Area under Shopping centre	1.27
5	Area under Public Utility	0.09
6	Area under T.W.	0.35
7	Area under Park & open spaces	24.04
8	Area under river Ghaggar & Nandana Choe	76.00
9	Common facilities for Panchkula Extn. (Water works/crimination ground, police station, fire, Electric Sub-station etc. borne by this sector	1.52
	<b>Total</b>	<b>121.52</b>

Sector-24, Panchkula				
Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Group Housing	17.00		
2	Area under Primary/Nursing School	0.50	0.50	
3	Area under Nursing Home	0.25		
4	Area under Shopping centre	1.27		
5	Area under Public Utility		0.09	
6	Area under T.W.		0.35	
7	Area under Park & open spaces		24.04	
8	Area under river Ghaggar & Nandana Choe		76.00	
9	Common facilities for Panchkula Extn. (Water works/crimination ground, police station, fire, Electric Sub-station etc. borne by this sector)		1.52	
	<b>Total Area</b>	<b>19.02</b>	<b>102.50</b>	

**Total Area : 19.02+102.50=121.52 Acres**

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		Additional District Judge		SC Court	
		No. & Date	Amount in Rs. (per acre)	Order No. & Date		Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
1	2	3	4			7	8	9	10
24, Pkl	381.14 acre	5, 6, 7 and 8 dt. 17.06.92	110000, 90000, 70000, 50000	353/96 dt. 12.12.98	350000	26/96 dt. 05.09.09	1210000	SLP (C) No. 28906/16 dt. 09.10.17	<b>1403600</b>
							<b>860000</b>		<b>193600</b>

Table No.4							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of ADJ pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						3,50,000.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,05,000.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	1,25,195.00	
4					<b>Total</b>	5,80,195.00	
5	Less : Amount taken during price fixation					5,00,000.00	
6					<b>Total</b>	80,195.00	
7	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	7,218.00	
8	Add: 15% Interest	18-06-93	09-04-13	7236	(Section 28 of LA Act, 1894)	2,38,476.00	
9	Liability per acre				<b>Total (A)</b>	3,25,889.00	

Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
10	<b>Amount of enhanced compensation as at (A)</b>						<b>8,60,000.00</b>
11	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,58,000.00	
12	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	3,07,621.00	
13					<b>Total</b>	<b>14,25,621.00</b>	
14	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	1,28,306.00	
15	Add: 15% Interest	18-06-93	09-04-13	7236	(Section 28 of LA Act, 1894)	42,39,367.00	
16	<b>Total liability per acre</b>				<b>Total (B)</b>	<b>57,93,294.00</b>	
17					<b>Grand Total (A+B)</b>	<b>61,19,183.00</b>	

Table No. 5			
Revised calculation of 1st Additional Price (Hon'ble ADJ Court)			
1	Total liability per acre	61,19,183.00	Rs.
2	Total area of Sector-24 to 28, Panchkula	1,154.00	Acre
3	Total Land as per layout Plan	121.52	Acre
4	Total saleable Area as per layout plan	19.02	Acre
5	Total liability of Sector-24, Panchkula (6119183*121.52)	74,36,03,118.00	Rs.
6	Additional Price for General Category per Sq. Mtr.(743603118/19/4047)	<b>9660.45</b>	per sq. mtr.
7	Less: Already conveyed as 1st Installment vide this office letter dated 09.04.2013 (5034.75)*1.196	6021.56	Per Sq.Mtr.
8	<b>Less Conveyed</b>	<b>3638.89</b>	<b>Per Sq.Mtr.</b>

Table No. 6						
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992 (Sector-24, Pkl)						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
1	<b>Amount of enhanced compensation as at (A)</b>					<b>1,93,600.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	58,080.00
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	69,250.00
4					<b>Total</b>	<b>3,20,930.00</b>
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	28,884.00
6	Add: 15% Interest	18-06-93	31-05-18	9114	(Section 28 of LA Act, 1894)	12,02,037.00
7	<b>Total liability per acre</b>				<b>Total</b>	<b>15,51,851.00</b>

<b>Table No. 7</b>			
<b>Calculation of 2nd Additional Price (Hon'ble Supreme Court)</b>			
1	Total liability	15,51,851.00	Rs.
2	Total area of Sector-24 to 28, Panchkula	1,154.00	Acre
3	Total Land as per layout Plan	121.52	Acre
4	Total saleable Area as per layout plan	19.02	Acre
5	Total liability of Sector-24, Panchkula (1551851*121.52)	18,85,80,934.00	Rs.
6	Additional Price for General Category per Sq. Mtr. (188580934/19/4047)	<b>2,449.93</b>	Per Sq.Mtr.
7	Add : Previous less conveyed upto 1st EC of Rs. 3638.89 per sq. mtr. (with 15% interest w.e.f. 09.04.2013 to 31.05.2018 (1879 days)	6448.81	Per Sq.Mtr.
<b>8</b>	<b>2nd EC for General Category</b>	<b>8,898.74</b>	<b>Per Sq.Mtr.</b>



**Additional Price Calculation of Sector-25, Panchkula:-**

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (P) 385/95 dated 20.10.1995</b>		
<b>Sector-25, Panchkula</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total Area of Sector	220.50
2	Area of the sector acquired	218.30
3	Area under Communication Zone	17.76
4	Area under released land	0.04
5	Area under nada choe and recreational zone	17.31
6	Area under village abadi	2.20
8	Net Area Planned	183.19
9	Area under plots	71.70
10	Area under public & Semi-Public Use	10.96
11	Area under Shopping centre	7.00
12	Area under group housing	6.50
13	Area under community centre	1.96
14	Area under education facilities	9.45
15	Area under medical facilities (Dispensary)	1.74
16	Area under nursing home/clinics	0.50
17	Area under petrol pump	0.22
18	Area under religious building	1.48
19	Area under HUDA land	1.64
20	Area under water works/T.W./Electric Complaint centre	2.95
21	Area under open spaces/H.T. Line	19.04
22	Area under roads	48.05
	<b>Total</b>	<b>183.19</b>

## Sector-25, Panchkula

Table No. 2

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	71.70		
2	Area under public & Semi-Public Use	10.96		
3	Area under Shopping centre	7.00		
4	Area under group housing	6.50		
5	Area under community centre		1.96	
6	Area under education facilities	4.725	4.725	
7	Area under medical facilities (Dispensary)		1.74	
8	Area under nursing home/clinics	0.50		
9	Area under petrol pump	0.22		
10	Area under religious building		1.48	
11	Area under HUDA land	1.64		
12	Area under water works/T.W./Electric Complaint centre		2.95	
13	Area under open spaces/H.T. Line		19.04	
14	Area under roads		48.05	
15	Area under Communication Zone		17.76	
16	Area under nada choe and recreational zone		17.31	
	<b>Total Area</b>	<b>103.25</b>	<b>115.02</b>	<b>218.26</b>
19	(-) Area under Forest land, re-creational zone and other facility		21.46	
20	(+) Common Facility Which Land Situated in other Sectors		5.20	
21	(+) Recreational Land Saleable		1.50	
22	<b>Total Area after adjustments</b>	<b>103.25</b>	<b>100.26</b>	<b>203.51</b>

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		Additional District Judge		SC Court	
		3	4	7	8	9	10		
1	2	No. & Date	Amount in Rs. (per acre)	Order No. & Date		Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
25, PKI	381.14 acre	5, 6, 7 and 8 dt. 17.06.92	110000, 90000, 70000, 50000	353/96 dt. 12.12.98	350000	26/96 dt. 05.09.09	1210000	SLP (C) No. 28906/16 dt. 09.10.17	1403600
					240000		860000		193600

Table No. 4							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of ADJ pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No.		Particulars	Period		Total Days	Amount in Rs. (Per Acre)	
1		<b>Amount of enhanced compensation as at (A)</b>				<b>2,40,000.00</b>	
2	Add:	30% Solatium			(Section 23(2) of LA Act, 1894)	72,000.00	
3	Add:	12% additional interest	26-06-89	17-06-92	1088 (Section 23 (IA) of LA Act, 1894)	85,848.00	
4					<b>Total</b>	<b>3,97,848.00</b>	
5	Add:	9% additional Interest (one year)	18-06-92	17-06-93	365 (Section 28 of LA Act, 1894)	35,806.00	
6	Add:	15% Interest	18-06-93	15-10-02	3407 (Section 28 of LA Act, 1894)	5,57,042.00	
7		<b>Total liability per acre</b>				<b>Total</b>	<b>9,90,696.00</b>

**Table No. 5**

**Revised Calculation of 1st to 3rd Additional price (ADJ Court)**

<b>1</b>	Amount per acre in Rs.		9,90,696.00	
<b>2</b>	Total Land in acres after adjustment.		203.51	
<b>3</b>	Total saleable Area.		103.25	
<b>4</b>	Total liability of Sector-26, Panchkula (990696*203.51)		20,16,16,543.00	
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		885.04	
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		239.00	
<b>7</b>	<b>Proportionate Ratio</b>			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(885.04x 99.66x 4047)	<b>35,69,57,891.00</b>
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 3.59x 4047)	<b>34,72,366.00</b>
<b>8</b>		(C)	<b>Total</b>	<b>36,04,30,257.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx 201616543)		<b>19,96,74,180.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx 201616543)		<b>19,42,363.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(199674180/ 99.66/4047)		<b>495.07</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(1942363/ 3.59/ 4047)		<b>133.69</b>

Table No. 6	
General category	
	Amount in per Sq. Mtr.
EC for General Category	495.07
Less: Already conveyed installment 1, 2, 3 for General Category already conveyed vide letter dated 15.10.2000, 15.05.2002 & 15.10.2002 which are demanded on payment basis (127.51+111.24+28.59*1.196)	319.74
<b>Less conveyed</b>	<b>175.33</b>
EWS category	
	Amount in per Sq. Mtr.
Revised 1st to 3rd EC for EWS Category	133.69
Less: Already conveyed installment 1, 2, and 3 EC for EWS Category already conveyed vide letter dated 15.10.2000, 15.05.2002 and 15.10.2002 which are demanded on payment basis (127.51+30.06+7.73*1.196)	277.83
<b>Excess conveyed</b>	<b>-144.14</b>

Table No. 7							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>					<b>8,60,000.00</b>	
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,58,000.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	3,07,621.00	
4					<b>Total</b>	<b>14,25,621.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	1,28,306.00	
6	Add: 15% Interest	18-06-93	22-06-12	6945	(Section 28 of LA Act, 1894)	40,68,879.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>56,22,806.00</b>

<b>Table No. 8</b>				
<b>Calculation of 5th and 6th Additional price (ADJ Court)</b>				
<b>1</b>	Amount per acre in Rs.		56,22,806.00	
<b>2</b>	Total Land in acres after adjustment.		203.51	
<b>3</b>	Total saleable Area.		103.25	
<b>4</b>	Total liability of Sector-26, Panchkula (5622806*203.51)		1,14,42,97,249.00	
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		885.04	
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		239.00	
<b>7</b>	<b>Proportionate Ratio</b>			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(885.04x 99.66x 4047)	<b>35,69,57,891.00</b>
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 3.59x 4047)	<b>34,72,366.00</b>
<b>8</b>		(C)	<b>Total</b>	<b>36,04,30,257.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx 1144297249)		<b>1,13,32,73,150.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx 1144297249)		<b>1,10,24,099.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(1133273150/ 99.66/4047)		<b>2,809.83</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(11024099/ 3.59/ 4047)		<b>758.78</b>

Table No. 9	
General category	
	Amount in per Sq. Mtr.
Revised EC of 5th and 6th for General Category	2809.83
Less: Already conveyed installment 5th and 6th for General Category already conveyed vide letter dated 15.11.2005, 15.07.2011 & 22.06.2012 which are demanded on payment basis (44.43+1667.82+140.38*1.196)	2215.75
<b>Less conveyed</b>	<b>594.09</b>
EWS category	
	Amount in per Sq. Mtr.
Revised EC of 5th and 6th for EWS Category	758.78
Less: Already conveyed installment 5th and 6th for EWS Category already conveyed vide letter dated 15.11.2005, 15.07.2011 & 22.06.2012 which are demanded on payment basis (3.59-7.64+37.54*1.196)	40.05
<b>Less conveyed</b>	<b>718.73</b>

Table No. 10							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>					<b>1,93,600.00</b>	
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	58,080.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	69,250.00	
4					<b>Total</b>	<b>3,20,930.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	28,884.00	
6	Add: 15% Interest	18-06-93	31-05-18	9114	(Section 28 of LA Act, 1894)	12,02,037.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>15,51,851.00</b>

<b>Table No. 11</b>				
<b>Calculation of 7th Additional price (Hon'ble Supreme Court)</b>				
<b>1</b>	Amount per acre in Rs.		15,51,851.00	
<b>2</b>	Total Land in acres after adjustment.		203.51	
<b>3</b>	Total saleable Area.		103.25	
<b>4</b>	Total liability of Sector-25, Panchkula (1551851*203.51)		31,58,17,197.00	
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		885.04	
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		239.00	
<b>7</b>	<b>Proportionate Ratio</b>			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(885.04x 99.66x 4047)	<b>35,69,57,891.00</b>
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 3.59x 4047)	<b>34,72,366.00</b>
<b>8</b>		(C)	<b>Total</b>	<b>36,04,30,257.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx 315817197)		<b>31,27,74,631.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx 315817197)		<b>30,42,566.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(312774631/ 99.66/4047)		<b>775.49</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(3042566/ 3.59/ 4047)		<b>209.42</b>



<b>Table No. 12</b>	
<b>General category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
7th EC for General Category	775.49
Add : Previous Less conveyed upto 1st to 3rd EC (with 15% interest on Rs. 175.33 w.e.f 15.10.2002 to 31.05.2018) (5708 Days)	586.61
Add : Previous Less conveyed 5th & 6th EC (with 15% interest on Rs. 594.09 w.e.f 22.06.2012 to 31.05.2018) (2170 Days)	1123.89
<b>Net 7th EC for General Category</b>	<b>2485.99</b>
<b>EWS category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
7th EC for EWS Category	<b>249.00</b>
Less : Previous excess conveyed upto 1st to 3rd EC (with 15% interest on Rs. 144.14 w.e.f 15.10.2002 to 31.05.2018) (5708 Days)	482.26
Add : Previous Less conveyed 5th & 6th EC (with 15% interest on Rs. 718.73 w.e.f 22.06.2012 to 31.05.2018) (2170 Days)	1359.68
<b>Net 7th EC for EWS Category</b>	<b>1126.42</b>

## Additional Price Calculation of Sector-26, Panchkula:-

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (P) 385/95 dated 20.10.1995</b>		
<b>Sector-26, Panchkula</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total Area of Sector	381.14
2	Area of the sector acquired	328.04
3	Area under H.S.E.B including Communication Zone	40.80
4	Area under Village Abadi	12.00
5	Area under Communication Zone	6.70
6	Area under Ghaggar & Woodland Area	67.68
7	Area under released land	0.30
8	Net Area Planned	253.66
9	Area under plots	80.14
10	Area under Housing Board	2.60
11	Area under Community facilities	1.370
12	Area under Nursing Home/Clinic	0.82
13	Area under Health centre	1.00
14	Area under Educational facilities	14.56
15	Area under Shopping centre	15.62
16	Area under Police Station/Police Post	1.00
17	Area under Religious Building/Dharmashala	0.90
18	Area under Community Centre	2.40
19	Area under public & Semi-Public Use	11.11
20	Area under Creche	0.40
21	Area under Ashiana Scheme	4.44
22	Area under HUDA Land	6.95
24	Area under Road/T.W. & Open Spaces	110.35
	<b>Total</b>	<b>253.66</b>

<b>Table No. 2</b>			
S.No.	Particular	Saleable	Common
		(Area in acres)	
1	2	3	4
		80.14	
1	Area under plots	2.60	
2	Area under Housing Board		1.37
3	Area under Community facilities	0.82	
4	Area under Nursing Home/Clinic		1.00
5	Area under Health centre	7.28	7.28
6	Area under Educational facilities	15.62	
7	Area under Shopping centre		1.00
8	Area under Police Station/ Police Post		0.90
9	Area under Religious Building/ Dharmashala		2.40
10	Area under Community Centre		1.58
11	Area under poly clinic	9.53	
12	Area under public & Semi-Public Use	0.40	
13	Area under Creche	4.44	
14	Area under Ashiana Scheme		3.58
15	Area Under Farmer Day Market	3.37	
15	Area under HUDA Land		110.35
16	Area under T.W. & Open Spaces/Area under Road/ Re-creational Land		6.70
17	Area under Communication Zone		67.68
18	Area under Ghaggar and Woodland Area		
19	<b>Total</b>	<b>124.20</b>	<b>203.84</b>
20	(-) Area under Herbal Park		9.80
21	(+) Common Facility Which Land Situated in other Sectors		6.58
22	(+) Recreational Land Saleable		1.49
23	<b>Total after adjustments</b>	<b>124.20</b>	<b>202.11</b>
24	<b>Grand total</b>		<b>326.31</b>

<b>Table No. 3</b>									
<b>Detail of orders of enhanced compensation announced by various courts.</b>									
Sector No.	Total Area	Original Award		Additional District Judge		Additional District Judge		SC Court	
		3	4	5	6	7	8	9	10
1	2	No. & Date	Amount	Order No. & Date	Amount	Order No. & Date	Amount	Order No. & Date	Amount
26, Pkl	381.14 acre	5, 6, 7 and 8 dated 17.06.92	110000, 90000, 70000, 50000	353/1996 dt. 12.12.98	350000	26/96 dt. 05.09.09	1210000	SLP (C) No. 28906/16 dt. 09.10.17	<b>1403600</b>
					<b>240000</b>		<b>860000</b>		<b>193600</b>

<b>Table No. 4</b>							
<b>Calculations of enhanced compensation as per orders of Hon'ble ADJ court dated 12.12.1998 pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992</b>							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						<b>2,40,000.00</b>
2	Add: 30% Solatium				<b>Section 23(2) of LA Act, 1894</b>	72,000.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	<b>Section 23 (IA) of LA Act, 1894</b>	85,848.00	
4					<b>Total</b>	<b>3,97,848.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	<b>Section 28 of LA Act, 1894</b>	35,806.00	
6	Add: 15% Interest	18-06-93	15-10-02	3407	<b>Section 28 of LA Act, 1894</b>	5,57,042.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>9,90,696.00</b>

**Table No. 5**

**Calculations of enhanced compensation on liability basis as per orders of Hon'ble ADJ court dated 12.12.1998.**

		( Amount in Rs. & Area in Acres)	
<b>1</b>	Amount per acre.		9,90,696.00
<b>2</b>	Total Land after adjustment.		326.31
<b>3</b>	Total saleable Area.		124.20
<b>4</b>	Total liability (Col. 1 x Col. 2)		32,32,74,012.00
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		981.00
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		239.00
<b>7</b>	<b>Proportionate Ratio</b>		
(A)	General Category (Tentative Price x Saleable Area other than EWS) (A)	(981x119.76x4047)	<b>47,54,60,014.00</b>
(B)	EWS Category (Tentative Price x Area under EWS) (B)	(239x4.44x4047)	<b>42,94,515.00</b>
(C)	<b>Total</b>		<b>47,97,54,529.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx Col. No. 4)	<b>32,03,80,230.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx Col. No. 4)	<b>28,93,782.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(320380230/119.76/4047)	<b>661.03</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(2893782/4.44/ 4047)	<b>161.05</b>

<b>Table No. 6</b>	
<b>General category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
EC for General Category on liability basis	661.03
Less: Already conveyed installment 1, 2, 3 for General Category already conveyed vide letter dated 15.10.2000, 15.05.2002 & 15.10.2002 which are demanded on payment basis (176.19+153.83+39.54*1.196)	442.00
<b>Less conveyed</b>	<b>219.03</b>
<b>EWS category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
EC for EWS Category on liability basis	161.05
Less: Already conveyed installment 1, 2, and 3 EC for EWS Category already conveyed vide letter dated 15.10.2000, 15.05.2002 and 15.10.2002 which are demanded on payment basis (176.19+37.52+9.64*1.196)	267.13
<b>Excess conveyed</b>	<b>-106.08</b>

<b>Table No.7</b>						
<b>Calculations of enhanced compensation as per orders of Hon'ble ADJ court dated 05.09.2009 pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992</b>						
Sr. No		Particulars	Period		Total Days	Amount in Rs. (Per Acre)
1		<b>Amount of enhanced compensation as at (A)</b>				<b>8,60,000.00</b>
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 2,58,000.00
3	Add:	12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894) 3,07,621.00
4						<b>Total</b> <b>14,25,621.00</b>
5	Add:	9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894) 1,28,306.00
6	Add:	15% Interest	18-06-93	22-06-12	6945	(Section 28 of LA Act, 1894) 40,68,879.00
7		<b>Total liability per acre</b>				<b>Total</b> <b>56,22,806.00</b>

**Table No. 8**

**Calculations of enhanced compensation on liability basis as per orders of Hon'ble ADJ court dated 05.09.2009.**

		( Amount in Rs. & Area in Acres)
<b>1</b>	Amount per acre	56,22,806.00
<b>2</b>	Total Land after adjustment.	326.31
<b>3</b>	Total saleable Area.	124.20
<b>4</b>	Total liability (Col. 1 x Col. 2)	1,83,47,77,826.00
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	981.00
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	239.00
<b>7</b>	<b>Proportionate Ratio</b>	
(A)	General Category (Tentative Price x Saleable Area other than EWS) (A)	(981x119.76x4047) <b>47,54,60,014.00</b>
(B)	EWS Category (Tentative Price x Area under EWS) (B)	(239x4.44x4047) <b>42,94,515.00</b>
(C)	<b>Total</b>	<b>47,97,54,529.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx1834777826) <b>1,81,83,53,842.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx1834777826) <b>1,64,23,984.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(1818353842/119.76/4047) <b>3,751.75</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(16423984/4.44/ 4047) <b>914.03</b>

Table No. 9	
General category	
Particular	Amount in per Sq. Mtr.
EC for General Category on liability basis	3751.75
Less: Already conveyed installment 5th and 6th for General Category already conveyed vide letter dated 15.07.2011 & 22.06.2012 which are demanded on payment basis (2367.93+194.14*1.196)	3064.24
<b>Less conveyed</b>	<b>687.51</b>
EWS category	
Particular	Amount in per Sq. Mtr.
EC for EWS Category on liability basis	914.03
Less: Already conveyed installment 5th and 6th for EWS Category already conveyed vide letter dated 15.07.2011 & 22.06.2012 which are demanded on payment basis (577.54+47.35*1.196)	747.37
<b>Less conveyed</b>	<b>166.67</b>

Table No. 10							
Calculations of enhanced compensation as per orders of Hon'ble Supreme Court dated 09.10.2017 pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						<b>1,93,600.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	58,080.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	69,250.00	
4					<b>Total</b>	<b>3,20,930.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	28,884.00	
6	Add: 15% Interest	18-06-93	31-05-18	9114	(Section 28 of LA Act, 1894)	12,02,037.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>15,51,851.00</b>



<b>Table No. 11</b>			
<b>Calculations of enhanced compensation on liability basis as per orders of Hon'ble Supreme court dated 09.10.2017.</b>			
		( Amount in Rs. & Area in Acres)	
<b>1</b>	Amount per acre		15,51,851.00
<b>2</b>	Total Land after adjustment.		326.31
<b>3</b>	Total saleable Area.		124.20
<b>4</b>	Total liability (Col. 1 x Col. 2)		50,63,84,500.00
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		981.00
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		239.00
<b>7</b>	<b>Proportionate Ratio</b>		
(A)	General Category (Tentative Price x Saleable Area other than EWS) (A)	(981x119.76x4047)	<b>47,54,60,014.00</b>
(B)	EWS Category (Tentative Price x Area under EWS) (B)	(239x4.44x4047)	<b>42,94,515.00</b>
(C)	<b>Total</b>		<b>47,97,54,529.00</b>
<b>9</b>	Amount for EC (General Category)	<b>(A/Cx506384500)</b>	<b>50,18,51,607.00</b>
<b>10</b>	Amount for EC (EWS Category)	<b>(B/Cx506384500)</b>	<b>45,32,893.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	<b>(501851607/119.76/4047)</b>	<b>1,035.45</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	<b>(4532893/4.44/4047)</b>	<b>252.27</b>

<b>Table No. 12</b>	
<b>General category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
7th EC for General Category on liability basis	1035.45
Add : Previous Less conveyed upto 1st to 3rd EC (with 15% interest on Rs. 219.03 w.e.f 15.10.2002 to 31.05.2018) (5708 Days)	732.82
Add : Previous Less conveyed 5th & 6th EC (with 15% interest on Rs. 687.51 w.e.f 22.06.2012 to 31.05.2018)(2170 Days)	1300.62
<b>Net 7th EC for General Category</b>	<b>3068.89</b>
<b>EWS category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
7th EC for EWS Category on liability basis	<b>252.27</b>
Less : Previous excess conveyed upto 1st to 3rd EC (with 15% interest on Rs. (-)106.08 w.e.f 15.10.2002 to 31.05.2018)(5708 Days)	354.92
Add : Previous Less conveyed 5th & 6th EC (with 15% interest on Rs. 166.67 w.e.f 22.06.2012 to 31.05.2018)(2170 Days)	315.30
<b>Net 7th EC for EWS Category</b>	<b>212.65</b>

## Additional Price Calculation of Sector-27, Panchkula:-

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (P) 773/2002 dated 05.12.2002		
Sector-27 Panchkula		
Sr. No.	Particulars	(Area in Acre)
1	Total Area of Sector	251.61
2	Area under River Ghaggar	42.61
3	Area under released land	6.25
4	Area under Village Abadi	6.74
5	Area under Restricted Belt 30 Mts Wide	4.59
6	Total area acquired for Sector-27, Pkl	238.62
	Net Area Planned	191.42
7	Area under plots	60.01
8	Area under Group Housing including Area under Litigation	22.14
9	Area under Commercial	10.5
10	Area under residential/Public/Semi-Public	3.29
11	Area under Clinic/Nursing Home	0.76
12	Area under Police Post	0.2
13	Area under Creche	0.5
14	Area under Educational Facilities	10.13
15	Area under Dispensary	1.25
16	Area under Community centre	1.32
17	Area under Religious Building	0.2
18	Area under Sub-station	1.25
19	Area under Water Works	1.00
20	Area under Open Spaces/H.T.Line	14
21	Area under HUDA Land	2
22	Area under Roads	62.65
23	Area under Petrol Pump	0.22
	<b>Total</b>	<b>191.42</b>

## Sector-27, Panchkula

Table No. 2

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	60.01		
2	Area under Group Housing including Area under Litigation	22.14		
3	Area under Commercial	10.50		
4	Area under residential/Public/Semi-Public	3.29		
5	Area under Clinic/Nursing Home	0.76	0.20	
6	Area under Police Post			
7	Area under Creche	0.50	5.07	
8	Area under Educational Facilities	5.06	1.25	
9	Area under Dispensary		1.32	
10	Area under Community centre		0.20	
11	Area under Religious Building		1.25	
12	Area under Sub-station		1.00	
13	Area under Water Works		14.00	
14	Area under Open Spaces/H.T.Line			
15	Area under HUDA Land	2.00		
15	Area under Roads		62.65	
16	Area under Petrol Pump	0.22		
17	Area under River Ghaggar		42.61	
18	Area under restricted belt		4.59	
	<b>Total Area</b>	<b>104.48</b>	<b>134.14</b>	<b>238.62</b>
19	(-) Area under common facility for other sector		1.00	
20	(+) Common Facility Which Land Situated in other Sectors		3.14	
22	<b>Total Area after adjustments</b>	<b>104.48</b>	<b>136.28</b>	<b>240.76</b>

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		Additional District Judge		SC Court	
		3	4	7	8	9	10		
1	2	No. & Date	Amount in Rs. (per acre)	Order No. & Date		Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
27, PKI	381.14 acre	5, 6, 7 and 8 dt. 17.06.92	110000, 90000, 70000, 50000	353/199 6 dt. 12.12.98	350000	26/96 dt. 05.09.09	1210000	SLP (C) No. 28906/16 dt. 09.10.2017	<b>1403600</b>
The effect of amount of award Rs. 3,50,000/- has already been taken during fixing the price fixation of Sector-27, Panchkula.							<b>860000</b>		<b>193600</b>

Table No. 4						
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992						
Sr. No.	Particulars	Period	Total Days		Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>					<b>8,60,000.00</b>
2	Add: 30% Solatium			(Section 23(2) of LA Act, 1894)	2,58,000.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088 (Section 23 (IA) of LA Act, 1894)	3,07,621.00	
4				<b>Total</b>	<b>14,25,621.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365 (Section 28 of LA Act, 1894)	1,28,306.00	
6	Add: 15% Interest	18-06-93	28-03-12	6859 (Section 28 of LA Act, 1894)	40,18,494.00	
7	<b>Total liability per acre</b>				<b>Total</b>	<b>55,72,421.00</b>

<b>Table No. 5</b>		
<b>Revised calculation of 1st and 2nd Additional Price (Hon'ble ADJ Court)</b>		
1	Total liability per acre	55,72,421.00 Rs.
2	Total Land as per layout Plan	240.76 Acre
3	Total saleable Area as per layout plan	104.48 Acre
4	Total liability of Sector-27, Panchkula (5572421*240.76)	1,34,16,16,080.00 Rs.
5	Additional Price for General Category per Sq. Mtr.(1341616080/104.48/4047)	3172.94 per sq. mtr.
6	Less: Already conveyed as Ist and 2nd Installment vide this office letter dated 28.03.2012 (1903.76+162.33)*1.196	2471.04 Per Sq.Mtr.
7	<b>Less Conveyed</b>	<b>701.90 Per Sq.Mtr.</b>

Table No. 6						
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
1	<b>Amount of enhanced compensation as at (A)</b>					<b>1,93,600.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	58,080.00
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	69,250.00
4					<b>Total</b>	<b>3,20,930.00</b>
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	28,884.00
6	Add: 15% Interest	18-06-93	31-05-18	9114	(Section 28 of LA Act, 1894)	12,02,037.00
7	<b>Total liability per acre</b>				<b>Total</b>	<b>15,51,851.00</b>

Table No. 7		
Calculation of 3rd Additional Price (Hon'ble Supreme Court)		
1	Total liability	15,51,851.00 Rs.
2	Total Land as per layout Plan	240.76 Acre
3	Total saleable Area as per layout plan	104.48 Acre
4	Total liability of Sector-27, Panchkula (1551851*240.76)	37,36,23,647.00
5	Additional Price for General Category per Sq. Mtr. (373623647/104.48/4047)	884.00 Per Sq.Mtr.
6	Add: Previous less conveyed upto 1st and 2nd EC of Rs. 701.90 per sq. mtr. (with 15% interest w.e.f. 28.03.2012 to 31.05.2018 (2256 days)	1352.65 Per Sq.Mtr.
7	<b>3rd EC for General Category</b>	<b>2,236.65 Per Sq.Mtr.</b>

## Additional Price Calculation of Sector-28, Panchkula:-

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (P) 1010/2007 dated 12.03.2007</b>		
<b>Sector-28, Panchkula</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
<b>1</b>	Total Area of Sector	255.5
<b>2</b>	Area of the sector acquired	249.3
<b>3</b>	Area under released land	6.2
<b>Detail of planned area</b>		
<b>1</b>	Area under plots	62.86
<b>2</b>	Area under Commercial	9.00
<b>3</b>	Area under Clinic/Nursuing Home	0.840
<b>4</b>	Area under Creche	0.70
<b>5</b>	Area under Educational facilities	10.50
<b>6</b>	Area under Dispensary	1.00
<b>7</b>	Area under Fire Station Post	1.70
<b>8</b>	Area under Community Centre/Club	2.08
<b>9</b>	Area under Petrol Pump	0.22
<b>10</b>	Area under Police Post	2.00
<b>11</b>	Area under Religious Building	0.20
<b>12</b>	Area under Cremation Ground	4.50
<b>13</b>	Area under Sewarage Treatment Plant	4.00
<b>14</b>	Area under Institutional Site	3.90
<b>15</b>	Area under Shuttering Market	0.82
<b>16</b>	Area under Grave Yard	0.92
<b>17</b>	Area under Ashiana Scheme	3.75
<b>18</b>	Area under HUDA Land	0.09
<b>19</b>	Area under Open Spaces/H.T. Line	11.73
<b>20</b>	Area under Road	51.77
<b>21</b>	Area under River Ghaggar	74.02
<b>22</b>	Area under restricted Belt 30 Mts Wide	2.7
<b>23</b>	Common facilities for Panchkula Extn. (Water Works/Crimination Ground, Police Station, Fire Station, Sub-station etc. this sector	3.28
<b>Total</b>		<b>252.58</b>



## Sector-28, Panchkula

Table No. 2

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	62.86		
2	Area under Commercial	9.00		
3	Area under Clinic/Nursing Home	0.84		
4	Area under Creche	0.70		
5	Area under Educational facilities	5.25	5.25	
6	Area under Dispensary		1.00	
7	Area under Fire Station Post		1.70	
8	Area under Community Centre/Club		2.08	
9	Area under Petrol Pump	0.22		
10	Area under Police Post		2.00	
11	Area under Religious Building		0.20	
12	Area under Cremination Ground		4.5	
13	Area under Sewerage Treatment Plant		4.00	
14	Area under Institutional Site	3.90		
15	Area under Shuttering Market	0.82		
16	Area under Grave Yard		0.92	
17	Area under Ashiana Scheme	3.75		
18	Area under HUDA Land	0.09		
19	Area under Open Spaces/H.T. Line		11.73	
20	Area under Road		51.77	
21	Area under River Ghaggar		74.02	
22	Area under restricted Belt 30 Mts Wide		2.7	
	<b>Total Area</b>	<b>87.43</b>	<b>161.87</b>	<b>249.30</b>
23	(-) Area under common facility for other sector		13.12	
24	(+) Common facilities for Panchkula Extn. (Water Works/Crimination Ground, Police Station, Fire Station, Sub-station etc. this sector		3.28	
25	<b>Total Area after adjustments</b>	<b>87.43</b>	<b>152.03</b>	<b>239.46</b>

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		Additional District Judge		SC Court	
		3	4	7	8	9	10		
1	2	No. & Date	Amount in Rs. (per acre)	Order No. & Date		Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
28, Pkl	381.14 acre	5, 6, 7 and 8 dt. 17.06.92	110000, 90000, 70000, 50000	353/1996 dt. 12.12.98	350000	.26/96 dt. 05.09.09	1210000	SLP (C) No. 28906/16 dt. 09.10.17	<b>1403600</b>
The effect of amount of award Rs. 3,50,000/- has already been taken during fixing the price fixation of Sector-28, Panchkula.							<b>860000</b>		<b>193600</b>

Table No. 4							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						<b>8,60,000.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,58,000.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	3,07,621.00	
4					<b>Total</b>	<b>14,25,621.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	1,28,306.00	
6	Add: 15% Interest	18-06-93	28-03-12	6859	(Section 28 of LA Act, 1894)	40,18,494.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>55,72,421.00</b>

**Table No. 5**

**Calculation of 1st and 2nd Additional price (ADJ Court)**

<b>1</b>	Amount per acre in Rs.		55,72,421.00	
<b>2</b>	Total Land in acres after adjustment.		239.46	
<b>3</b>	Total saleable Area.		87.43	
<b>4</b>	Total liability of Sector-28, Panchkula (5572421*239.46)		1,33,43,71,933.00	
<b>5</b>	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		4013.00	
<b>6</b>	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		598.00	
<b>7</b>	<b>Proportionate Ratio</b>			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(4013x82.27x4047)	<b>1,33,61,15,067.00</b>
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(598x5.16x4047)	<b>1,24,87,747.00</b>
<b>8</b>		<b>(C)</b>	<b>Total</b>	<b>1,34,86,02,814.00</b>
<b>9</b>	Amount for EC (General Category)	(A/Cx 1334371933)		<b>1,32,20,15,961.00</b>
<b>10</b>	Amount for EC (EWS Category)	(B/Cx 1334371933)		<b>1,23,55,972.00</b>
<b>11</b>	E.C. for General Category per Sq. Mtr.	(1322015961/ 82.27/4047)		<b>3,970.65</b>
<b>12</b>	E.C. for EWS Category per Sq. Mtr.	(12355972/ 5.16/ 4047)		<b>591.69</b>

Table No. 6	
General category	
Particular	Amount in per Sq. Mtr.
Revised EC of 1st and 2nd for General Category	3970.65
Less: Already conveyed installment 1st and 2nd for General Category already conveyed vide letter dated 15.07.2011 & 28.03.2012 which are demanded on payment basis (2495.34+212.78*1.196)	3238.91
<b>Less conveyed</b>	<b>731.74</b>
EWS category	
Particular	Amount in per Sq. Mtr.
Revised EC of 1st and 2nd for EWS Category	591.69
Less: Already conveyed installment 1st and 2nd for EWS Category already conveyed vide letter dated 15.07.2011 & 28.03.2012 which are demanded on payment basis (367.50+31.34*1.196)	477.01
<b>Less conveyed</b>	<b>114.68</b>

Table No. 7							
Calculations of Total liabilities of 1154 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 5, 6, 7 and 8 dated 17.06.1992							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						<b>1,93,600.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	58,080.00	
3	Add: 12% additional interest	26-06-89	17-06-92	1088	(Section 23 (IA) of LA Act, 1894)	69,250.00	
4					<b>Total</b>	<b>3,20,930.00</b>	
5	Add: 9% additional Interest (one year)	18-06-92	17-06-93	365	(Section 28 of LA Act, 1894)	28,884.00	
6	Add: 15% Interest	18-06-93	31-05-18	9114	(Section 28 of LA Act, 1894)	12,02,037.00	
7	<b>Total liability per acre</b>					<b>Total</b>	<b>15,51,851.00</b>

<b>Table No. 8</b>				
<b>Calculation of 3rd Additional price (Hon'ble Supreme Court)</b>				
1	Amount per acre in Rs.		15,51,851.00	
2	Total Land in acres after adjustment.		239.46	
3	Total saleable Area.		87.43	
4	Total liability of Sector-28, Panchkula (1551851*239.46)		37,16,06,240.00	
5	Tentative price per Sq. Meter of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		4013.00	
6	Tentative price per Sq. Meter of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978		598.00	
7	<b>Proportionate Ratio</b>			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(4013x82.27x4047)	<b>1,33,61,15,067.00</b>
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(598x5.16x4047)	<b>1,24,87,747.00</b>
8		(C)	<b>Total</b>	<b>1,34,86,02,814.00</b>
9	Amount for EC (General Category)	(A/Cx 371606240)		<b>36,81,65,253.00</b>
10	Amount for EC (EWS Category)	(B/Cx 371606240)		<b>34,40,987.00</b>
11	E.C. for General Category per Sq. Mtr.	(368165253/ 82.27/4047)		<b>1,105.78</b>
12	E.C. for EWS Category per Sq. Mtr.	(3440987/ 5.16/ 4047)		<b>164.78</b>

<b>Table No. 9</b>	
<b>General category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
3rd EC for General Category	1105.78
Add : Previous Less conveyed 1st & 2nd EC (with 15% interest on Rs. 731.74 w.e.f 28.03.2012 to 31.05.2018) (2256 Days)	1410.15
<b>Net 3rd EC for General Category</b>	<b>2515.93</b>
<b>EWS category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
3rd EC for EWS Category	164.78
Add : Previous Less conveyed 1st & 2nd EC (with 15% interest on Rs. 114.68 w.e.f 28.03.2012 to 31.05.2018) (2256 Days)	221.00
<b>Net 3rd EC for EWS Category</b>	<b>385.78</b>