

HARYANA URBAN DEVELOPMENT AUTHORITY, SECTOR-6, PANCHKULA

NO.HUDA-CCF-Acctt-II-2014/ 198

Dated: 6/1/15

To

The Estate Officer-II,
HUDA, Gurgaon.

Subject: Revise recovery of 2nd enhanced compensation in respect of Sector-27, 28, 42 and Sector-43, Gurgaon in respect of CWP No. 10718 of 2012 (O&M) titled as Resident Welfare Association (Sector-27, Gurgaon).

This is in continuation of this office letter No.HUDA-ACCTS-ACCTT-II-2012/43248-55, dated 30.12.2011, letter No.HUDA-ACCTS-ACCTT-II-2012/43482-89, dated 15.11.2012 and speaking order passed vide this office Letter No.HUDA-ACCTS-ACCTT-II-2014/13513, dated 30.05.2014 arising out of CWP No. 10718 of 2012 (O&M) Resident Welfare Association (Sector-27, Gurgaon), which is reproduced as under:

“The plea of the petitioner is accepted that the total 3 No. of school sites have been sold through auction and they are entitled to get the benefit. Therefore the area of 3 Nos. school sites will be included as the 100% saleable area while revising the calculation which was earlier taken as 50% saleable. The committee directs that the area under college (11.49 acres), electrical substation (1.25 acres) shall be charged in proportion to the area of each respective sector in respect of Sector-27, 28, 42 & 43.”

The Hon'ble Punjab & Haryana High Court vide order dated 05.12.2014 in respect of COCP No. 1073 of 2014 has passed the order that HUDA will supply calculations to the petitioner within a period two weeks from the issue of order.

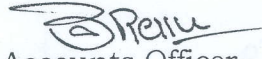

Accordingly, the revised calculation of enhanced compensation in respect of Sector-27, 28, 42 and Sector- 43, Gurgaon determined under Regulation 2(b) of (Disposal of Land & Building Regulation Act, 1978) is as under:

Sector	Category	2 nd Enhancement (In Sq. Yd.)	Revised Enhancement (In Rupees.)		
			Excess	Benefit	Revise Amount
1	2	3	4	5	6
Sector-27, Gurgaon	General & GHS	6282.25	-	420.23	5862.02
	EWS	698.03	-	46.70	651.33
Sector-28, Gurgaon	General & GHS	5269.39	-	251.78	5017.61
Sector-42, Gurgaon	General & GHS	4847.39	26.05	-	4873.44
	EWS	538.61	2.88	-	541.49
Sector-43, Gurgaon	General & GHS	4678.41	103.81	-	4782.22
	EWS	519.83	11.53	-	531.36

The rate of recovery of 2nd enhanced compensation may be revised as above. The revised enhancement will be effective from the notice of 2nd enhancement already issued.

You are requested to issue recovery notices under regulation 10(2) of HUDA (Disposal of Land & Building Regulation Act, 1978) for enhanced compensation to the allottees of the sector- 27, 28, 42 and Sector-43, Gurgaon immediately.

DA/Calculation Sheet


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



Endst. No. HUDA-CCF-Acctt-II-2014/ 199

Dated:

6/1/15

A copy of above is forwarded to the Administrator, HUDA, Gurgaon w.r. this office letter No. HUDA-ACCTS-ACCTT-II-2012/43248-55 dated 30.12.2011 and letter No. HUDA-ACCTS-ACCTT-II-2012/43482-89 dated 15.11.2012 alongwith revised calculation sheet for information and necessary action.

DA/Calculation Sheet


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

Sector	Category	Sub-category	Area (sq. ft.)	Rate (Rs./sq. ft.)	Total Amount (Rs.)
Sector-27	General A	ONS	1200	1000	1200000
Sector-28	General A	ONS	1500	1200	1800000
Sector-42	General A	ONS	1800	1500	2700000
Sector-43	General A	ONS	2000	1800	3600000
Sector-43	General A	ONS	2200	2000	4400000
Sector-43	General A	ONS	2500	2200	5500000
Sector-43	General A	ONS	2800	2500	7000000
Sector-43	General A	ONS	3000	2800	8400000
Sector-43	General A	ONS	3200	3000	9600000
Sector-43	General A	ONS	3500	3200	11200000
Sector-43	General A	ONS	3800	3500	13300000
Sector-43	General A	ONS	4000	3800	15200000
Sector-43	General A	ONS	4200	4000	16800000
Sector-43	General A	ONS	4500	4200	18900000
Sector-43	General A	ONS	4800	4500	21600000
Sector-43	General A	ONS	5000	4800	24000000
Sector-43	General A	ONS	5200	5000	26000000
Sector-43	General A	ONS	5500	5200	28600000
Sector-43	General A	ONS	5800	5500	31900000
Sector-43	General A	ONS	6000	5800	34800000
Sector-43	General A	ONS	6200	6000	37200000
Sector-43	General A	ONS	6500	6200	40300000
Sector-43	General A	ONS	6800	6500	44100000
Sector-43	General A	ONS	7000	6800	47600000
Sector-43	General A	ONS	7200	7000	50400000
Sector-43	General A	ONS	7500	7200	54000000
Sector-43	General A	ONS	7800	7500	58500000
Sector-43	General A	ONS	8000	7800	62400000
Sector-43	General A	ONS	8200	8000	65600000
Sector-43	General A	ONS	8500	8200	69900000
Sector-43	General A	ONS	8800	8500	74800000
Sector-43	General A	ONS	9000	8800	79200000
Sector-43	General A	ONS	9200	9000	82800000
Sector-43	General A	ONS	9500	9200	87400000
Sector-43	General A	ONS	9800	9500	92600000
Sector-43	General A	ONS	10000	9800	98000000

Calculation of Sector-27, Gurgaon:-

Sector-27, Gurgaon

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sector
1	2	3	4	5	6	7
1	Area Under residential Plots	33.72	26.94	60.66		
2	Area under Shopping centre	3.36	2.68	6.04		
3	Area under Schools	2.07	1.65	3.72	0.00	
4	Area under College (11.49/540.36*82.43)				1.75	
5	Area under Nursery Home/Clinic	0.56	0.45	1.01		
6	Area under community centre				2.00	
7	Area under HUDA land	7.40	5.91	13.31		
8	Area under road, parks/ open spaces				33.32	
9	Area under Electric Sub station (1.25acre/4 no.sec=.31 , land sector - 42)				0.31	
10	Area under Shamshan ghat (1 acre/4 sector, land of sector 28)				0.25	
	Total Area	47.11	37.63	84.74	37.63	0.00

	Total Area of sector acquired and unacquired	87.53
Less:-	Area under existing bandh not acquired	5.1
	Total acquired area of sector-27	82.43
Add:-	Common Facility availed of other sector	
	Area under College as above	1.75
	Area under Electric Sub station	0.31
	Area under Shamshan ghat	0.25
	Total Area for enhancement of sector - 27	84.74

Detail of liability as per Additional District Judge Sector-27, Gurgaon

Award announced by the Hon'ble Additional District Judge, Gurgaon			717.00	
Less:	Award of Land Acquisition Officer		177.38	
		Difference :	539.62	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	161.89	
Add:	12% Additional interest w.e.f. 08.09.1997 to 07.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	194.26	(3 Year)
		Total	895.77	
Add:	9% Additional interest w.e.f.08.09.2000 to 07.09.2001 (1 Year)	(Section 28 of LA Act,1894)	80.62	(1 year)
Add:	15% interest w.e.f. 08.09.2001 to 31.12.2011 (10 years 3 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	1,385.62	
		Total	2,362.01	
	EC per acre Or	Rs.	1,14,32,128.00	Per sq. yd.
	Awarded area		537.71	Per sq. yd.
	Enhancement as per award	Rs.	6,14,71,69,547.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 11432128/540.36*537.71		1,13,76,063.27	

Sector-27, Gurgaon (Additional District Judge)

1	Total liability of 540.36 acre of sector 27-28-42-43, Gurgaon	6147169547.00		
	E.C. per Acre	11376063.27		
2	Total Land acquired 27	82.43		
Add	Land of other sector for Common Facility	2.31		
	Total land for sector 27	84.74		
	Total liability sector 27	964007601.00		
3	E.C. per Acre	11376063.27		

4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area under Residential		60.66	11376063.27	690071998.00	
ii)	Area under Shopping Centre		6.04	11376063.27	68711422.00	
iii)	Area under Schools		3.72	11376063.27	42318955.00	
iv)	Area under Nursery Home/Clinic		1.01	11376063.27	11489824.00	
v)	Area under HUDA land		13.31	11376063.27	151415402.00	
4	Total E.C. of plotable area chargeable from allottee		84.74		964007601.00	
		(A)			964007601.00	
5	Rate of General Category				4500.00	Per Sq.yd
6	Rate of EWS Category				500.00	Per Sq.yd
7	Proportionate Ratio					
i)	General Category	(B)	$(46.50 \times 4500 \times 4840)$	46.50	1012770000.00	
ii)	EWS Category	(C)	$(.61 \times 500 \times 4840)$	0.61	1476200.00	
		(D)			1014246200.00	
8	Amount for EC (General Category)	(E)	$(A / D) \times B$	46.50	962604521.53	
9	Amount for EC (EWS Category)	(F)	$(A / D) \times C$	0.61	1403079.47	
					964007601.00	
10	E.C. for General Category		$(E / 46.50 / 4840)$	46.50	4277.10	Per Sq.yd
11	E.C. for EWS Category		$(F / 0.61 / 4840)$	0.61	475.23	Per Sq.yd
12	Difference old EC & new EC (General)	(G)	4433.66	4277.10	156.56	Per Sq.yd
13	Difference old EC & new EC (EWS)	(H)	492.63	475.23	17.40	Per Sq.yd
14	Benefit of Interest 31.12.11 to 31.10.12 (General)	(I)		$(G \times 15 / 100 / 365 \times 305)$	19.62	Per Sq.yd
15	Benefit of Interest 31.12.11 to 31.10.12 (EWS)	(J)		$(H \times 15 / 100 / 365 \times 305)$	2.18	Per Sq.yd
16	Benefit given in High Court EC (General)			$(G+I)$	176.18	Per Sq.yd
17	Benefit given in High Court EC (EWS)			$(H+J)$	19.58	Per Sq.yd

Detail of liability as per Hon'ble High Court Award Sector-27, Gurgaon

Award announced by the Hon'ble High Court, Gurgaon			1,520.00	
Less:	Award of Land Acquisition Officer		717.00	
		Difference :	803.00	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	240.90	
Add:	12% w.e.f. 08.09.1997 to 06.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	289.08	(3 Year)
		Total	1,332.98	
Add:	9% w.e.f.07.09.2000 to 06.09.2001 (1 Year)	(Section 28 of LA Act,1894)	119.96	(1 year)
Add:	15% w.e.f. 07.09.2001 to 31.10.2012 (11 years 1 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	2,199.41	(11 Years)
			16.66	(1 Month)
			13.14	(24 Days)
		Total	3,682.15	
	EC per acre Or	Rs.	1,78,21,606.00	per sq. yd.
	Awarded area		537.71	per sq. yd.
	Enhancement as per award	Rs.	9,58,28,55,762.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 17821606/540.36*537.71	Rs,	1,77,34,206.00	

Sector-27, Gurgaon (High Court)					
1	Total liability of 540.36 acre of sector 27-28-42-43		9582855762.00		
	E.C. per Acre		17734206.00		
2	Total Land acquired 27		82.43		
Add	land of other sector for Common Facility		2.31		
	Total land for sector 27		84.74		
	Total liability sector 27		1502796616.44		

3	E.C. per Acre		17734206.00			
4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area Under residential Plots		60.66	17734206.00	1075756936.00	
ii)	Area under Shopping centre		6.04	17734206.00	107114604.00	
iii)	Area under Schools		3.72	17734206.00	65971246.00	
iv)	Area under Nursery Home/Clinic		1.01	17734206.00	17911548.00	
v)	Area under HUDA land		13.31	17734206.00	236042282.00	
	Total		84.74		1502796616.00	
5	Total E.C. of plotable area chargeable from allottee				1502796616.00	
		(A)			1502796616.00	
6	Rate of General Category				4500.00	Per Sq.yd
7	Rate of EWS Category				500.00	Per Sq.yd
8	Proportionate Ratio					
i)	General Category	(B)	(46.50 x 4500 x 4840)	46.50	1012770000.00	
ii)	EWS Category	(C)	(0.61 x 500 x 4840)	0.61	1476200.00	
		(D)			1014246200.00	
9	Amount for EC (General Category)	(E)	(A / D) x B	46.50	1500609347.89	
10	Amount for EC (EWS Category)	(F)	(A / D) x C	0.61	2187268.11	
					1502796616.00	
11	E.C. for General Category		(E / 46.50 / 4840)	46.50	6667.60	Per Sq.yd
12	E.C. for EWS Category		(F / 0.61 / 4840)	0.61	740.84	Per Sq.yd
13	Benefit (General)	(G)	6911.65	6667.60	244.05	Per Sq.yd
14	Benefit of (EWS)	(H)	767.96	740.84	27.12	Per Sq.yd
15	Gen (176.18+244.05= 420.23)					
16	EWS (19.58+27.12= 46.70)					
17	New revise recovery Gen.		6282.55	420.23	5862.32	
18	New revise recovery EWS		698.03	46.70	651.33	

Calculation of Sector-28, Gurgaon:-

Sector-28, Gurgaon

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sector
1	2	3	4	5	6	7
1	Area Under residential Plots	19.80	12.60	32.40		
2	Area under Shopping centre	2.18	1.39	3.57		
3	Area under GHS	5.08	3.23	8.31		
4	Area under Schools	0.60	0.38	0.98	0.60	
5	Area under College (11.49/540.36*62.77)				1.33	
6	Area under Nursery Home/Clinic	0.44	0.28	0.72		
7	Area under Shamshan ghat (1 acre/4 sector, land of sector 28)				0.25	0.75
8	Area under Electric Sub station (1.25acre/4 no.sec=.31 , land sector - 42)				0.31	
9	Area under road, parks/ open spaces				22.27	
10	Area under HUDA land	10.80	6.88	17.68		
	Total Area	38.90	24.76	63.66	24.76	0.75

Total Area of sector acquired and unacquired 69.57

Less:- Area under existing bandh not acquired 6.8

Total acquired area of sector-28 62.77

Add:- Common Facility availed of other sector

Area under College as above 1.33

Area under Electric Sub station 0.31

Less:- Area exclude Shamshan Ghat 0.75

Total Area for enhancement of sector - 28 63.66

Detail of liability as per Additional District Judge Sector-28, Gurgaon

Award announced by the Hon'ble Additional District Judge, Gurgaon			717.00	
Less:	Award of Land Acquisition Officer		177.38	
		Difference :	539.62	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	161.89	
Add:	12% Additional interest w.e.f. 08.09.1997 to 07.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	194.26	(3 Year)
		Total	895.77	
Add:	9% Additional interest w.e.f.08.09.2000 to 07.09.2001 (1 Year)	(Section 28 of LA Act,1894)	80.62	(1 year)
Add:	15% interest w.e.f. 08.09.2001 to 31.12.2011 (10 years 3 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	1,385.62	
		Total	2,362.01	
	EC per acre Or	Rs.	1,14,32,128.00	Per sq. yd.
	Awarded area		537.71	Per sq. yd.
	Enhancement as per award	Rs.	6,14,71,69,547.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 11432128/540.36*537.71		1,13,76,063.27	

Sector-28, Gurgaon (Additional District Judge)

1	Total liability of 540.36 acre of sector 27-28-42-43	6147169547.00		
	E.C. per Acre	11376063.27		
2	Total Land acquired 28	62.77		
	Add :- Land of other sector for Common Facility	1.64		
	Less :- Shanshan Ghat area for sector 27- 42 - 43	0.75		
	Total land for sector 28	63.66		
	Total liability sector 28	724200188.00		

3	E.C. per Acre		11376063.27			
4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area Under residential Plots		32.40	11376063.27	368584450.00	
ii)	Area under Shopping centre		3.57	11376063.27	40612546.00	
iii)	Area under GHS		8.31	11376063.27	94535086.00	
iv)	Area under Schools		0.98	11376063.27	11148542.00	
v)	Area under Nursery Home/Clinic		0.72	11376063.27	8190765.00	
vi)	Area under HUDA land		17.68	11376063.27	201128799.00	
5	Total E.C. of plottable area chargeable from allottee		63.66		724200188.00	
		(A)			724200188.00	
6	E.C. for General Category			38.90	3846.00	Per Sq.yd
7	Difference old EC & new EC (General)	(G)	3940.14	3846.00	94.14	Per Sq.yd
8	Benefit of Interest 31.12.11 to 31.10.12 (General)	(I)	(G*15/100/365 *301)		11.64	Per Sq.yd
9	Benefit given in High Court EC (General)		(G+I)		105.78	Per Sq.yd

Detail of liability as per Hon'ble High Court Award Sector-28, Gurgaon

Award announced by the Hon'ble High Court, Gurgaon			1,520.00	
Less:	Award of Land Acquisition Officer		717.00	
		Difference :	803.00	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	240.90	
Add:	12% w.e.f. 08.09.1997 to 06.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	289.08	(3 Year)
		Total	1,332.98	
Add:	9% w.e.f.07.09.2000 to 06.09.2001 (1 Year)	(Section 28 of LA Act,1894)	119.96	(1 year)
Add:	15% w.e.f. 07.09.2001 to 31.10.2012 (11 years 1 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	2,199.41	(11 Years)
			16.66	(1 Month)
			13.14	(24 Days)
		Total	3,682.15	

	EC per acre Or	Rs.	1,78,21,606.00	per sq. yd.
	Awarded area		537.71	per sq. yd.
	Enhancement as per award	Rs.	9,58,28,55,762.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 17821606/540.36*537.71	Rs,	1,77,34,206.00	

Sector-28, Gurgaon (High Court)					
1	Total liability of 540.36 acre of sector 27-28-42-43		9582855762.00		
	E.C. per Acre		17734206.00		
2	Total Land acquired 28		62.77		
	Add :- Land of other sector for Common Facility		1.64		
	Less :- Shanshan Ghat area for sector 27- 42 - 43		0.75		
	Total land for sector 28		63.66		
	Total liability sector 28		1128959554.00		
3	E.C. per Acre		17734206.00		
4	Proportionate Enhancement		Acres	Per Acre	Total
i)	Area Under residential Plots		32.40	17734206.00	574588274.00
ii)	Area under Shopping centre		3.57	17734206.00	63311115.00
iii)	Area under GHS		8.31	17734206.00	147371252.00
iv)	Area under Schools		0.98	17734206.00	17379522.00
v)	Area under Nursery Home/Clinic		0.72	17734206.00	12768628.00
vi)	Area under HUDA land		17.68	17734206.00	313540761.00
5	Total E.C. of plotable area chargeable from allottee		63.66		1128959552.00
		(A)			1128959552.00
6	E.C. for General Category			38.90	5996.30 Per Sq.yd
7	Benefit (General) (old-revised recovery)	(G)	6142.30	5996.30	146.00 Per Sq.yd
8	New revise recovery Gen (105.78+146.00=251.78)		5269.39	251.78	5017.61 Per Sq.yd

Calculation of Sector-42, Gurgaon:-

Sector-42, Gurgaon

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sector
1	2	3	4	5	6	
1	Area under residential Plots	33.26	20.64	53.90		
	Area under Group Housing Scheme	33.70	20.91	54.61		
2	Area under Shopping centre	6.86	4.26	11.12		
4	Area under Schools	6.17	3.83	10.00	6.17	
6	Area under Creche	0.23	0.14	0.37		
7	Area under Nursery Home/Clinic	0.80	0.50	1.30		
8	Area under College (11.49/540.36*153.60)				3.27	
9	Area under Budh Mandir/RB				1.62	
10	Area under road, parks/ open spaces				46.18	
11	Area under HUDA land	15.36	9.53	24.89		
12	Area under Community Centre				2.00	
13	Area under Electric Sub station (1.25acre/4 no.sec=.31 , land sector - 42)				0.32	0.93
14	Area under Shamshan ghat (1 acre/4 sector, land of sector 28)				0.25	
	Total Area	96.38	59.81	156.19	59.81	0.93

	Total Area of sector acquired and unacquired	169.61
Less:-	Area under 310 mtr wide carrier channel not acquired	13.32
	Released Land	1.69
	Area under Stay	1.00
	Total acquired area of sector-42	153.60
Add:-	Common Facility availed of other sector	
	Area under College as above	3.27
	Area under Shamshan ghat	0.25
Less:-	Area under Electric Sub station	0.93
	Total Area for enhancement of sector - 42	156.19

Detail of liability as per Additional District Judge Sector-42, Gurgaon

Award announced by the Hon'ble Additional District Judge, Gurgaon			717.00	
Less:	Award of Land Acquisition Officer		177.38	
		Difference :	539.62	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	161.89	
Add:	12% Additional interest w.e.f. 08.09.1997 to 07.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	194.26	(3 Year)
		Total	895.77	
Add:	9% Additional interest w.e.f.08.09.2000 to 07.09.2001 (1 Year)	(Section 28 of LA Act,1894)	80.62	(1 year)
Add:	15% interest w.e.f. 08.09.2001 to 31.12.2011 (10 years 3 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	1,385.62	
		Total	2,362.01	
	EC per acre Or	Rs.	1,14,32,128.00	Per sq. yd.
	Awarded area		537.71	Per sq. yd.
	Enhancement as per award	Rs.	6,14,71,69,547.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 11432128/540.36*537.71		1,13,76,063.27	

Sector-42, Gurgaon (Additional District Judge)						
1	Total liability of 540.36 acre of sector 27-28-42-43		6147169547.00			
	E.C. per Acre		11376063.27			
2	Total Land acquired		153.60			
Add:	Land of other sector for Common Facility		3.52			
Less:	Electric Sub Station area for sector 27- 42 - 43		0.93			
	Total land for sector 42		156.19			
	Total liability sector 42		1776827322.00			

3	E.C. per Acre		11376063.27			
4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area Under residential Plots		53.90	11376063.27	613169810.00	
ii)	Area under Group Housing scheme		54.61	11376063.27	621246815.00	
iii)	Area under Shopping centre		11.12	11376063.27	126501824.00	
iv)	Area under Schools		10.00	11376063.27	113760633.00	
v)	Area under Creche		0.37	11376063.27	4209143.00	
vi)	Area under Nursery Home/Clinic		1.3	11376063.27	14788882.00	
vi)	Area under HUDA land		24.89	11376063.27	283150215.00	
5	Total E.C. of plotable area chargeable from allottee		156.19		1776827322.00	
		(A)			1776827322.00	
6	Rate of General Category				4500.00	Per Sq.yd
7	Rate of EWS Category				500.00	Per Sq.yd
8	Proportionate Ratio					
i)	General Category	(B)	(94.10 x 4500 x 4840)	94.10	2049498000.00	
ii)	EWS Category	(C)	(2.28 x 500 x 4840)	2.28	5517600.00	
		(D)			2055015600.00	
9	Amount for EC (General Category)	(E)	(A / D x B)	94.10	1772056641.70	
10	Amount for EC (EWS Category)	(F)	(A / D x C)	2.28	4770680.30	
					1776827322.00	
11	E.C. for General Category		(E / 94.10 / 4840)	94.10	3890.83	Per Sq.yd
12	E.C. for EWS Category		(F / 2.28 / 4840)		432.31	Per Sq.yd
13	Difference recoverable old EC & new EC (General)	(G)	3881.12	3890.83	-9.71	Per Sq.yd
14	Difference recoverable old EC & new EC (EWS)	(H)	431.24	432.31	-1.07	Per Sq.yd
15	Interest 31.12.11 to 31.10.12 (General)	(I)	(G*15/100/365*301)		-1.20	Per Sq.yd
16	Interest 31.12.11 to 31.10.12 (EWS)	(J)	(H*15/100/365*301)		-0.13	Per Sq.yd
17	Total recoverable as per High Courts/Speaking order EC (General)		(G+I)		-10.91	Per Sq.yd
18	Total recoverable as per High Courts/Speaking order EC (EWS)		(H+J)		-1.20	Per Sq.yd

Detail of liability as per Hon'ble High Court Award Sector-42, Gurgaon

Award announced by the Hon'ble High Court, Gurgaon			1,520.00	
Less:	Award of Land Acquisition Officer		717.00	
		Difference :	803.00	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	240.90	
Add:	12% w.e.f. 08.09.1997 to 06.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	289.08	(3 Year)
		Total	1,332.98	
Add:	9% w.e.f.07.09.2000 to 06.09.2001 (1 Year)	(Section 28 of LA Act,1894)	119.96	(1 year)
Add:	15% w.e.f. 07.09.2001 to 31.10.2012 (11-years 1 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	2,199.41	(11 Years)
			16.66	(1 Month)
			13.14	(24 Days)
		Total	3,682.15	
	EC per acre Or	Rs.	1,78,21,606.00	per sq. yd.
	Awarded area		537.71	per sq. yd.
	Enhancement as per award	Rs.	9,58,28,55,762.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 17821606/540.36*537.71	Rs,	1,77,34,206.00	

Sector-42, Gurgaon (High Court)				
1	Total liability of 540.36 acre of sector 27-28-42-43		9582855762.00	
	E.C. per Acre		17734206.00	
2	Total Land acquired 42		153.60	
	Add :- Land of other sector for Common Facility		3.52	
	Less :- Electric Sub Station area for sector 27- 42 - 43		0.93	
	Total land for sector 42		156.19	
	Total liability sector 42		2769905635.14	

3	E.C. per Acre		17734206.00			
4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area under residential Plots		53.90	17734206.00	955873703.00	
ii)	Area under Group Housing Scheme		54.61	17734206.00	968464990.00	
iii)	Area under Shopping centre		11.12	17734206.00	197204371.00	
iv)	Area under Schools		10.00	17734206.00	177342060.00	
v)	Area under Creche		0.37	17734206.00	6561656.00	
vi)	Area under Nursery Home/Clinic		1.30	17734206.00	23054468.00	
vii)	Area under HUDA land		24.89	17734206.00	441404387.00	
	Total		156.19		2769905635.00	
5	Total E.C. of plotable area chargeable from allottee				2769905635.00	
		(A)			2769905635.00	
6	Rate of General Category				4500.00	Per Sq.yd
7	Rate of EWS Category				500.00	Per Sq.yd
8	Proportionate Ratio					
i)	General Category	(B)	$(94.10 \times 4500 \times 4840)$	94.10	2049498000.00	
ii)	EWS Category	(C)	$(2.28 \times 500 \times 4840)$	2.28	5517600.00	
		(D)			2055015600.00	
9	Amount for EC (General Category)	(E)	$(A / D \times B)$	94.10	2762468595.92	
10	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	2.28	7437039.08	
					2769905635.00	
11	E.C. for General Category		$(E / 94.10 / 4840)$	94.10	6065.44	Per Sq.yd
12	E.C. for EWS Category		$(F / 2.28 / 4840)$	2.28	673.94	Per Sq.yd
13	Benefit (General)	(G)	6050.30	6065.44	-15.14	Per Sq.yd
14	Benefit of (EWS)	(H)	672.26	673.94	-1.68	Per Sq.yd
15	New Revise recoverable EC for Gen (10.91+15.14=26.05)				26.05	
16	New Revise recoverable EC for Gen (1.20+1.68=2.88)				2.88	

Calculation of Sector-43, Gurgaon:-

Sector-43, Gurgaon

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sector
1	2	3	4	5	6	
1	Area Under residential Plots	71.60	47.56	119.16		
2	Area under Shopping centre	9.52	6.32	15.84		
3	Area under GHS	23.06	15.32	38.38		
4	Area under Schools	7.09	4.71	11.80	7.09	
5	Area under College (11.49/540.36*241.55)				5.14	
6	Area under Nursery Home/Clinic	1.87	1.24	3.11		
7	Area under Religious building				0.40	
8	Area under road, parks/ open spaces				67.38	
9	Area under HUDA land	27.54	18.30	45.84		
10	Area under Community Centre				2.00	
11	Area under Electric Sub station (1.76acre/4 no.sec=.44 , land sector - 43)				0.44	1.32
12	Area under Shamshan ghat (1 acre/4 sector, land of sector 28)				0.25	
13	Area acquired under existing bandh 23.46M wide drainage belt along bandh and 310M carrier channel				10.75	
	Total Area	140.68	93.45	234.13	93.45	1.32

Total Area of sector acquired	250.11
Less:- Area under stray	8.56
	241.55
Add:- Common Facility availed of other sector	
Area under Shamshan ghat	0.25
Less:- Area under Electric Sub station	1.32
Area under College	6.35
Total Area for enhancement of sector - 43	234.13

Detail of liability as per Additional District Judge Sector-43, Gurgaon

Award announced by the Hon'ble Additional District Judge, Gurgaon			717.00	
Less:	Award of Land Acquisition Officer		177.38	
		Difference :	539.62	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	161.89	
Add:	12% Additional interest w.e.f. 08.09.1997 to 07.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	194.26	(3 Year)
		Total	895.77	
Add:	9% Additional interest w.e.f.08.09.2000 to 07.09.2001 (1 Year)	(Section 28 of LA Act,1894)	80.62	(1 year)
Add:	15% interest w.e.f. 08.09.2001 to 31.12.2011 (10 years 3 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	1,385.62	
		Total	2,362.01	
	EC per acre Or	Rs.	1,14,32,128.00	Per sq. yd.
	Awarded area		537.71	Per sq. yd.
	Enhancement as per award	Rs.	6,14,71,69,547.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. $11432128/540.36*537.71$		• 1,13,76,063.27	

Sector-43, Gurgaon (Additional District Judge)

1	Total liability of 540.36 acre of sector 27-28-42-43		6147169547.00		
	E.C. per Acre		11376063.27		
2	Total Land acquired 43		241.55		
Add	Land of other sector for Common Facility		0.25		
Less	Sub Station area for other sector		1.32		
Less	Govt college area for other sector		6.35		
	Total land for sector 43		234.13		
	Total liability sector 43		2663477693.00		

	E.C. per Acre		11376063.27			
3	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area Under residential Plots		119.16	11376063.27	1355571699.00	
ii)	Area under Shopping centre		15.84	11376063.27	180196842.00	
iii)	Area under GHS		38.38	11376063.27	436613308.00	
iv)	Area under Schools		11.80	11376063.27	134237547.00	
v)	Area under Nursery Home/Clinic		3.11	11376063.27	35379557.00	
vi)	Area under HUDA land		45.84	11376063.27	521478740.00	
	Total		234.13		2663477693.00	
4	Total E.C. of plotable area chargeable from allottee				2663477693.00	
		(A)			2663477693.00	
5	Rate of General Category				4500.00	Per Sq.yd
6	Rate of EWS Category				500.00	Per Sq.yd
7	Proportionate Ratio					
i)	General Category	(B)	(138.96 x 4500 x 4840)	138.96	3026548800.00	
ii)	EWS Category	(C)	(1.72 x 500 x 4840)	1.72	4162400.00	
		(D)			3030711200.00	
8	Amount for EC (General Category)	(E)	(A / D x B)	138.96	2659819654.07	
9	Amount for EC (EWS Category)	(F)	(A / D x C)	1.72	3658038.93	
					2663477693.00	
10	E.C. for General Category		(E / 138.96 / 4840)	138.96	3954.73	Per Sq.yd
11	E.C. for EWS Category		(F / 1.72 / 4840)	1.72	439.41	Per Sq.yd
12	Difference old EC & new EC (General)	(G)	3916.05	3954.73	-38.68	Per Sq.yd
13	Difference old EC & new EC (EWS)	(H)	435.12	439.41	-4.29	Per Sq.yd
14	Benefit of Interest 31.12.11 to 31.10.12 (General)	(I)	(G*15/100/365*304)		-4.83	Per Sq.yd
15	Benefit of Interest 31.12.11 to 31.10.12 (EWS)	(J)	(H*15/100/365*304)		-0.54	Per Sq.yd
16	Recovery as per High Court/Speaking order EC (General)		(G+I)		-43.51	Per Sq.yd
17	Recovery as per High Court/Speaking order EC (EWS)		(H+J)		-4.83	Per Sq.yd

Detail of liability as per Hon'ble High Court Award Sector-43, Gurgaon

Award announced by the Hon'ble High Court, Gurgaon			1,520.00	
Less:	Award of Land Acquisition Officer		717.00	
		Difference :	803.00	
Add:	30% Solatium	(Section 23(2) of LA Act,1894)	240.90	
Add:	12% w.e.f. 08.09.1997 to 06.09.2000 (3 Years)	(Section 23(1A) of LA Act,1894)	289.08	(3 Year)
		Total	1,332.98	
Add:	9% w.e.f.07.09.2000 to 06.09.2001 (1 Year)	(Section 28 of LA Act,1894)	119.96	(1 year)
Add:	15% w.e.f. 07.09.2001 to 31.10.2012 (11 years 1 Months & 24 Days) i.e. (3764 days)	(Section 28 of LA Act,1894)	2,199.41	(11 Years)
			16.66	(1 Month)
			13.14	(24 Days)
		Total	3,682.15	
	EC per acre Or	Rs.	1,78,21,606.00	per sq. yd.
	Awarded area		537.71	per sq. yd.
	Enhancement as per award	Rs.	9,58,28,55,762.00	
	Total Planned area of sectors		540.36	Acres
	EC per acre according to sector area(540.36) i.e. 17821606/540.36*537.71	Rs,	1,77,34,206.00	

Sector-43, Gurgaon (High Court)

1	Total liability of 540.36 acre of sector 27-28-42-43		9582855762.00		
2	E.C. per Acre		17734206.00		
3	Total Land acquired 43		241.55		
Add:	Land of other sector for Common Facility		0.25		
Less:	Sub Station area for other sector		1.32		

Less:	Govt college area for other sector		6.35			
	Total land for sector 43		234.13			
	Total liability sector 43		4152109651.00			
	E.C. per Acre		17734206.00			
4	Proportionate Enhancement		Acres	Per Acre	Total	
i)	Area Under Residential Plots		119.16	17734206.00	2113207987.00	
ii)	Area under Shopping centre		15.84	17734206.00	280909823.00	
iii)	Area under GHS		38.38	17734206.00	680638826.00	
iv)	Area under Schools		11.80	17734206.00	209263631.00	
v)	Area under Nursery Home/Clinic		3.11	17734206.00	55153381.00	
vi)	Area under HUDA land		45.84	17734206.00	812936003.00	
	Total		234.13		4152109651.00	
5	Total E.C. of plotable area chargeable from allottee	(A)			4152109651.00	
6	Rate of General Category				4500.00	Per Sq.yd
7	Rate of EWS Category				500.00	Per Sq.yd
8	Proportionate Ratio					
i)	General Category	(B)	$(138.96 \times 4500 \times 4840)$	138.96	3026548800.00	
ii)	EWS Category	(C)	$(1.72 \times 500 \times 4840)$	1.72	4162400.00	
		(D)			3030711200.00	
9	Amount for EC (General Category)	(E)	$(A / D \times B)$	138.96	4146407114.51	
10	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	1.72	5702536.49	
					4152109651.00	
11	E.C. for General Category		$(E / 138.96 / 4840)$	138.96	6165.05	Per Sq.yd
12	E.C. for EWS Category		$(F / 1.72 / 4840)$	1.72	685.01	Per Sq.yd
13	New EC after Benefit (General)	(G)	6104.75	6165.05	-60.30	Per Sq.yd
14	New EC after Benefit (EWS)	(H)	678.31	685.01	-6.70	Per Sq.yd
15	New Revise recoverable EC for Gen (43.51+60.30=103.81)				103.81	
16	New Revise recoverable EC for Gen (4.83+6.70=11.53)				11.53	