

HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

No.HUDA-CCF-Acctt-II-2012/

23209

Dated :

22/6/12

To

The Estate Officer,
HUDA, Panchkula.

Subject : Revised Recovery of 5th enhancement and 6th enhancement in respect of Sector-25, Panchkula.

Ref:- This is in-continuation of this office memo.no.HUDA.CCF.Acctt-II-24560 dated 15.07.2011.


It is intimated that in compliance of the orders of Hon'ble Punjab and Haryana High Court in **CWP No.18681/2011 (O&M)** and the representation received from Joint Action Committee of Sector 25 to 28, Panchkula against the recovery notice of 5th enhancement of sector-25, Panchkula. **The representation of the Joint Action Committee was examined and meetings were also held with the representative of Joint Action Committee. The Joint Action Committee intimated that there is difference in the area and amount paid to land owners on which the enhanced compensation had been worked out.** The CTP, HUDA and DTP, Panchkula, were asked to certify the actual area. LAO, Panchkula and Sr.A.O., Panchkula O/o Administrator, HUDA, Panchkula were asked to certify the payments. After certification the detail of area and payments, it was decided to correct/revise the rate of recovery of enhanced compensation on the basis of actual area, actual payments and as per speaking order passed in compliance of the order of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M).

Accordingly the recovery rate of 5th EC has been worked out to Rs.933.81 per sq.yd. against the previous recovery rate of Rs.1967.51 per Sq.yd. for general category and 5th EC of EWS stand withdraw in respect of Sector-25, Panchkula. This recovery will be effected from the date of issue of original notice with the following stipulations :-

- i) : The allottees who have paid the extra amount due to decrease in the rate of recovery will be allowed interest @15% p.a. on the excess amount paid by them.
- ii) The allottees who have not paid/ partly paid of enhanced compensation, the amount will be charged the interest @15% per annum on the revised rates from the date of issue of original notice.

On the basis of further payments made to the land owners by the LAO, Panchkula, the 6th recovery rate of enhanced compensation works out to Rs.140.38 per Sq.yd. for General category and Rs.29.21 per Sq.yd. for EWS category. The recovery notices may be issued within 15 days. The extra amount paid by the allottees of 5th enhancement alongwith the interest may be adjusted against the 6th enhancement and excess amount, if found, thereafter may be refunded without any request from the allottee.

You are, therefore, requested to issue the revise notices of recovery of 5th enhancement and issue the notices of 6th enhancement as per above decision. The copy of revised calculation of 5th enhancement and copy of 6th enhancement are enclosed herewith. Any amount of enhancement compensation paid thereafter will be recoverable from the allottees.


(Surjeet Singh)
Accounts Officer,
for Chief Administrator,
HUDA, Panchkula


Endst.No.HUDA.CCF.Acctt.-II/2012/

23210

Dated :

22/6/12

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


(Surjeet Singh)
Accounts Officer,
for Chief Administrator,
HUDA, Panchkula

Revise calculation as per speaking order for Sector-25

As per speaking order passed in the compliance with the order of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M). The calculation revised as under as per speaking order on the basis of actual payment made to land owners.

Calculation of Sector-25 Panchkula.

Point No. 1

Detail of Area of Sector-25 Panchkula as provided by Town & Country Planning Wing vide memo No.2161 dated 14.11.2011, No.169 dated 20.01.2012 and No.5887 dated 23.05.2012 of CTP, HUDA regarding re-planning of recreational zone, Sector-25, Panchkula as under :-

		(In Acres)
1.	Total Area of the Sector	220.50
2.	Area under communication zone	17.76
3.	Area under Nandana Choe and Recreational Zone	17.31
4.	Area under Village Abadi	2.20
5.	Area under released land	0.04
6.	Area of this sector acquired	218.26
7.	Net Area Planned	183.19
8.	Area under Plots	71.70
9.	Area under Public & Semi Public use	10.96
10.	Shopping Centre	7.00
11.	Group Housing	6.50
12.	Community Centre	1.96
13.	Educational facilities	9.45
14.	Medical facilities (Dispensary)	1.74
15.	Nursing Home/Clinic	0.50
16.	Religious Building	1.48
17.	Area under O.H.S.R/T.W/ Electrical Complaint Centre	2.95
18.	Area under Open Spaces/H.T lines	19.04
19.	Petrol Pump	0.22
20.	HUDA Land	1.64
21.	Area under Roads	48.05

Note : 5.97 acres has been carved out by CTP, HUDA in re-creational zone and the benefit of which has been given to Sector-25,26,27&28, Panchkula. 13.24 acres land transferred to Forest Department from communication zone. 9.80 acres land of Herbal Park has been loaded equally between Sector-25,26,27&28, Panchkula.

Point No. 2

As per speaking order point No.(viii)(d) common area such as area under police station (2 acre), area under cremation ground (4.50 acres), area under sewerage treatment plant (4.00 acres), area under graveyard (0.92 acres) area under fire station (1.70 acres) falling in Sector-28, Panchkula and area under Electric sub-station (1.25

acres) area under water (1 acre) falling in Sector-25, Panchkula may be charged proportionately from the sectors which obtain the benefit of these services. The detail as per their requirement below :-

Detail of land situated in different sectors and facility availed by different sectors as reported by XEN Division-III, Panchkula.

Sr No.	Name of Project	Sector	Purpose	Area	Facility availed by Sector
1	Sewerage Treatment Plant	28	To feed all sectors of Panchkula Extn.	4.00	23,24,25,26,27, 28&31.
2	Fire Station	28	To feed all sectors of Panchkula Extn.	1.70	23,24,25,26,27, 28&31.
3	Electrical Sub-Station	25	To feed all sectors of Panchkula Extn.	1.25	23,24,25,26,27, 28&31.
4	Water Works	25	To feed Sector-24,25 & 26 Panchkula	1.00	24,25&26
5	Police Station	28	For the purpose of Security, law & order of all Sectors of Panchkula Extn.	2.00	24,25,26,27&28.
6	Cremation Ground	28	To feed all sectors of Panchkula Extn.	4.50	23,24,25,26,27, 28&31.
7	Water Works	27	To feed all sectors of Panchkula Extn.	1.00	27&28
8	Grave Yard	28	To feed all sectors of Panchkula Extn.	0.92	23,24,25,26,27, 28&31.
	Total	8		16.37	

Common facilities detail loaded on concerned sector.

S.No.	Sector	Land (In Acres)					Herbal Park	Total (4+5+6+7+8+9)
1	2	3	4	5	6	7	9	10
1	31	84.82	0.79	0.00		0.00		0.79
2	23	83.00	0.78	0.00		0.00		0.78
3	24	120.00	1.12	0.21		0.18		1.52
4	25	218.30	2.04	0.38		0.33	2.45	5.20
5	26	328.04	3.07	0.57		0.49	2.45	6.58
6	27	238.62	2.23	0.41	0.49	0.00	2.45	5.58
7	28	249.30	2.33	0.43	0.51	0.00	2.45	5.72
	Total	1322.08	12.36	2.00	1.00	1.00	9.80	26.17
	Ratio base		1322.1	1154.3	487.92	666.34		

Point No. 3

The above said details of land proportionately divided as per speaking order point No.(d) (iii) is as under :-

Sector-25

SNO		Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Chargeable / Common area	Common Land Exclude	Common land of other sector/utilized by 25
1	2	3	4	5	6	7	
1	Area Under Plots	71.70	64.05	135.75			
3	Area under Public & Semi Public	10.96	9.79	20.75			
4	Area under Shopping Centre (711.50 acres)	8.50	7.59	16.09			
5	Area under Group Housing	6.50	5.81	12.31			
6	Area under Community Centre				1.96		
7	Area under Educational facilities	4.72	4.22	8.94	4.73		
8	Area under Medical Facilities (Dispensary)				1.74		
9	Area under Nursing Home/Clinics	0.50	0.45	0.95			
10	Area under Petrol Pump	0.22	0.20	0.42			
11	Area under Religious Building				1.48		
12	Area under HUDA Land	1.64	1.45	3.09			
13	Area under Water Works / T.W./ Electric Complaint Centre				0.70	2.25	
14	Area under open spaces/HT Line				19.04		
15	Area under Roads				48.05		
16	Area under communication zone				4.52	13.24	
17	Area under Nadha Choe and recreational zone				11.34	5.97	
							5.20

Total Area	104.74	93.56	198.30	93.56	21.46	5.20
NOTE : Shopping centre area increase from 7.00 acres to 8.50 acres by adding 1.50 acre area of re-creational zone after converting into saleable and adding in the saleable area (Commercial) equally to Sec.25,26,27&28.						

$$\frac{\text{Proportionate Area}}{\text{Total of Chargeable Area}} = \frac{\text{Unit-wise Saleable Area}}{\text{Total of Saleable area}}$$

Note 13.24 acre land has been transferred to Forest Department and this is excluded from the total land of Sector-25, Panchkula as per report of Chief Engineer, HUDA, Panchkula for the construction of solid waste management plan at Jhuriwala vide letter No.CE/EE/CHD/(P)2011/3808 dated 14.11.2011.

The revise recovery rate in respect of Sector-25, Panchkula works out is as per speaking order as under:-

CALCULATION SHEET (1st EC)			25	
1	Total Amount paid upto 15.10.2000 for Sec.24 to 28	366647032.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	317647		
4	Total Land Acquired for Sector-25	218.26		
	Re-creational zone saleable for Sec.25	1.50		
	Forest Land, re-creational zone, other facility exclude	21.46		
5	Common Facility which land situated in another sectors include	5.20		
		203.50		
6	Total Amount of E.C. for Sec.25	64641165	✓	
7	EC per acre for Sector-25 (198.31)	325977		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	
			Total	
i)	Area Under Plots	135.75	325977	44251378
ii)	Area under Public & Semi Public	20.75	325977	6764023
iii)	Area under Shopping Centre	16.09	325977	5244970
iv)	Area under Group Housing	12.31	325977	4012777
v)	Area under Educational facilities	8.94	325977	2914234
vi)	Area under Nursing Home/Clinics	0.95	325977	309678

vii)	Area under HUDA Land	3.09	325977	1007195	
viii)	Area under Petrol Pump	0.42	325977	136910	
	Total		198.30	64641165	
9	Total E.C. of plotable area chargeable from allottee of Sec.25			64641165	
	(A)			64641165	
15	E.C. for General Category	(A / 104.74 / 4840)	104.74	127.51	Per Sq.yd
17	Difference old EC & new EC (General)	(G)	263.95	127.51	136.44 Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	263.95	127.51	136.44 Per Sq.yd
19	Benefit/Recovery on Sr.No.17 from 15.10.2000 to 15.7.2011 @15% (3920 days)	(G x 15/ 100/ 365 x 3920)		219.80	Per Sq.yd
20	Benefit/Recovery on Sr.No.18 from 15.10.2000 to 15.7.2011 @15% (3920 days)	(H x 15/ 100/ 365 x 3920)		219.80	Per Sq.yd

CALCULATION SHEET (2nd EC)				25
1	Total Amount paid upto 15.05.2002 for Sec.24 to 28		311848518.00	
2	Total Land of Sec.24 to 28		1154.26	
3	E.C. per Acre		270172	
4	Total Land Acquired for Sector-25		218.26	
	Re-recreational zone saleable for Sec.25		1.50	
	Forest Land, re-recreational zone, other facility exclude (13.24+5.97+2.25)		21.46	
5	Common Facility which land situated in another sectors include		5.20	
			203.50	
6	Total Amount of E.C. for Sec.25		54980002	
7	EC per acre for Sector-25 (198.31)		277257	
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	Area Under Plots	135.75	277257	37637638

ii)	Area under Public & Semi Public	20.75	277257	5753083	
iii)	Area under Shopping Centre	16.09	277257	4461065	
iv)	Area under Group Housing	12.31	277257	3413034	
v)	Area under Educational facilities	8.94	277257	2478678	
vi)	Area under Nursing Home/Clinics	0.95	277257	263394	
vii)	Area under HUDA Land	3.09	277257	856662	
viii)	Area under Petrol Pump	0.42	277257	116448	
	Total	198.30		54980002	
9	Total E.C. of plotable area chargeable from allottee of Sec.25			54980002	
	(A)			54980002	
10	Rate of General Category			740	Per Sq.yd
11	Rate of EWS Category			200	Per Sq.yd
12	Proportionate Ratio				
i)	General Category	(B)	$(101.15 \times 740 \times 4840)$	101.15	362278840.00
ii)	EWS Category	(C)	$(3.59 \times 200 \times 4840)$	3.59	3475120.00
		(D)			365753960.00
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	101.15	54457623.23
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	3.59	522378.77
					54980002.00
15	E.C. for General Category		$(E / 101.15 / 4840)$		111.24 Per Sq.yd
	E.C. for EWS Category		$(F / 3.59 / 4840)$		30.06 Per Sq.yd
17	Difference old EC & new EC (General)	(G)	48.09	111.24	-63.15 Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	13.00	30.06	-17.06 Per Sq.yd
19	Benefit/Recovery on Sr.No.17 from 15.5.2002 to 15.7.2011 @15% (3345 days)		$(G \times 15 / 100 / 365 \times 3345)$		-86.80 Per Sq.yd
20	Benefit/Recovery on Sr.No.18 from 15.5.2002 to 15.7.2011 @15% (3345 days)		$(H \times 15 / 100 / 365 \times 3345)$		-23.46 Per Sq.yd

CALCULATION SHEET (3rd EC)

25

1	Total Amount paid upto 15.10.2002 for Sec.24 to 28	80165027.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	69451		
4	Total Land Acquired for Sector-25	218.26		
	Re-creational zone saleable for Sec.25	1.50		
	Forest Land, re-creational zone, other facility exclude (13.24+5.97+2.25)	21.46		
5	Common Facility which land situated in another sectors include	5.20		
		203.50		
6	Total Amount of E.C. for Sec.25	14133279		
7	EC per acre for Sector-25 (198.31)	71272		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
	i) Area Under Plots	135.75	71272	9675174
	ii) Area under Public & Semi Public	20.75	71272	1478894
	iii) Area under Shopping Centre	16.09	71272	1146766
	iv) Area under Group Housing	12.31	71272	877358
	v) Area under Educational facilities	8.94	71272	637172
	vi) Area under Nursing Home/Clinics	0.95	71272	67708
	vii) Area under HUDA Land	3.09	71272	220273
	viii) Area under Petrol Pump	0.42	71272	29934
	Total	198.30		14133279
9	Total E.C. of plotable area chargeable from allottee of Sec.25			14133279
	(A)			14133279
10	Rate of General Category			740 Per Sq.yd
11	Rate of EWS Category			200 Per Sq.yd
12	Proportionate Ratio			
	i) General Category (B)	(101.15 x 740 x 4840)	101.15	362278840.00

ii) EWS Category	(C)	(3.59 x 200 x 4840)	3.59	3475120.00	
	(D)			365753960.00	
13 Amount for EC (General Category)	(E)	(A / D x B)	101.15	13998995.18	
14 Amount for EC (EWS Category)	(F)	(A / D x C)	3.59	134283.82	
				14133279.00	
15 E.C. for General Category		(E / 101.15 / 4840)		28.59	Per Sq.yd
16 E.C. for EWS Category		(F / 3.59 / 4840)		7.73	Per Sq.yd
17 Difference old EC & new EC (General)	(G)	81.69	28.59	53.10	Per Sq.yd
18 Difference old EC & new EC (EWS)	(H)	22.08	7.73	14.35	Per Sq.yd
19 Benefit/Recovery on Sr.No.17 from 15.10.2002 to 15.7.2011 @15% (3190 days)		(G x 15/ 100/ 365 x 3190)		69.61	Per Sq.yd
20 Benefit/Recovery on Sr.No.18 from 15.10.2002 to 15.7.2011 @15% (3190 days)		(H x 15/ 100/ 365 x 3190)		18.81	Per Sq.yd

CALCULATION SHEET (4th EC)

25

1	Total Amount paid upto 15.11.2005 for Sec.24 to 28	124562794.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	107916		
4	Total Land Acquired for Sector-25	218.26		
	Re-recreational zone available for Sec.25	1.50		
	Forest Land, re-recreational zone, other facility exclude (13.24+5.97+2.25)	21.46		
5	Common Facility which land situated in another sectors include	5.20		
		203.50		
6	Total Amount of E.C. for Sec.25	21960906		
7	EC per acre for Sector-25 (198.31)	110746		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	Area Under Plots	135.75	110746	15033770
ii)	Area under Public &	20.75	110746	2297980

	Semi Public				
iii)	Area under Shopping Centre	16.09	110746	1781903	
iv)	Area under Group Housing	12.31	110746	1363283	
v)	Area under Educational facilities	8.94	110746	990069	
vi)	Area under Nursing Home/Clinics	0.95	110746	105209	
vii)	Area under HUDA Land	3.09	110746	342179	
viii)	Area under Petrol Pump	0.42	110746	46513	
	Total	198.30		21960906	
9	Total E.C. of plotable area chargeable from allottee of Sec.25			21960906	
	(A)			21960906	
10	Rate of General Category			740	Per Sq.yd
11	Rate of EWS Category			200	Per Sq.yd
12	Proportionate Ratio				
i)	General Category	(B)	$(101.15 \times 740 \times 4840)$	101.15	362278840.00
ii)	EWS Category	(C)	$(3.59 \times 200 \times 4840)$	3.59	3475120.00
		(D)			365753960.00
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	101.15	21752249.93
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	3.59	208656.07
					21960906.00
15	E.C. for General Category		$(E / 101.15 / 4840)$		44.43 Per Sq.yd
16	E.C. for EWS Category		$(F / 3.59 / 4840)$		12.01 Per Sq.yd
17	Difference old EC & new EC (General)	(G)	263.52	44.43	219.09 Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	71.22	12.01	59.21 Per Sq.yd
19	Benefit/Recovery on Sr.No.17 from 15.11.2005 to 15.7.2011 @15% (2065 days)		$(G \times 15 / 100 / 365 \times 2065)$		185.92 Per Sq.yd
20	Benefit/Recovery on Sr.No.18 from 15.11.2005 to 15.7.2011 @15% (2065 days)		$(H \times 15 / 100 / 365 \times 2065)$		50.25 Per Sq.yd

CALCULATION SHEET (5th EC)

1	Total Amount paid upto 15.07.2011 for Sec.24 to 28	4675692144.00		
2	Total Land of Sec.24 to 28	1154.26		
3	E.C. per Acre	4050814		
4	Total Land Acquired for Sector-25	218.26		
	Recreational zone chargeable for Sec.25	1.50		
	Forest Land, recreational zone, other facility exclude (13.24+5.97+2.25)	21.46		
5	Common Facility which land situated in another sectors include	5.20		
		203.50		
6	Total Amount of E.C. for Sec.25	824340649		
7	EC per acre for Sector-25 (198.31)	4157038		
8	Proportionate Enhancement as per above table is as under :-	Acres	Per Acre	Total
i)	Area Under Plots	135.75	4157038	564317909
ii)	Area under Public & Semi Public	20.75	4157038	86258539
iii)	Area under Shopping Centre	16.09	4157038	66886741
iv)	Area under Group Housing	12.31	4157038	51173138
v)	Area under Educational facilities	8.94	4157038	37163920
vi)	Area under Nursing Home/Clinics	0.95	4157038	3949186
	Area under HUDA	3.09	4157038	12845260
viii)	Area under Petrol Pump	0.42	4157038	1745956
	Total	198.30		824340649
9	Total E.C. of plotable area chargeable from allottee of Sec.25			824340649
	(A)			824340649
10	Rate of General Category		740	Per Sq.yd
11	Rate of EWS Category		200	Per Sq.yd
12	Proportionate Ratio			
i)	General Category (B)	(101.15 x 740 x 4840)	101.15	362278840.00
ii)	EWS Category (C)	(3.59 x 200 x 4840)	3.59	3475120.00

	(D)				365753960.00
13	Amount for EC (E) (General Category)	(A / D x B)	101.15		816508381.99
14	Amount for EC (F) (EWS Category)	(A / D x C)	3.59		7832267.01
					824340649.00
15	E.C. for General Category	(E / 101.15 / 4840)			1667.82 Per Sq.yd
16	E.C. for EWS Category	(F / 3.59 / 4840)			450.76 Per Sq.yd
17	Difference old EC & new EC (General)	(G)	1967.51	1667.82	299.69 Per Sq.yd
18	Difference old EC & new EC (EWS)	(H)	531.76	450.76	81.00 Per Sq.yd

Detail of Benefit / Recovery is as under :-

Sector-25	Ist EC	2nd EC	3rd EC	4th EC	5th EC	Total
General Category EC difference	136.44	-63.15	53.10	219.09	299.69	645.17
General Category EC interest	219.80	-86.80	69.61	185.92	0.00	388.53
Total						1033.70
EWS Category EC difference	136.44	-17.06	14.35	59.21	81.00	273.94
EWS Category EC interest	219.80	-23.40	18.81	50.25	0.00	265.46
Total						539.40

	Old Rate	Benefit	New Rates	
Revise General Category rate w.e.f. 15.7.2011	1967.51	1033.70	933.81	per Sq.yd
Revise EWS Category rate w.e.f. 15.7.2011	531.76	539.40	-7.64	per Sq.yd

However some extra payment made from 16.07.2011 to 13.02.2012 Rs.393550465.00 detailed at flag 'X' to the land owners. The sixth enhanced compensation worked out as under :-

CALCULATION SHEET (6th EC)		25
1	Total Amount paid upto 13.02.2012 for Sec.24 to 28	393550465.00
2	Total Land of Sec.24 to 28	1154.26
3	E.C. per Acre	340955
4	Total Land Acquired for Sector-25	218.26
	Re-recreational zone saleable for Sec.25	1.50
	Forest Land, re-recreational zone, other facility exclude (13.24+5.97+2.25)	21.46
5	Common Facility which land situated in another sectors include	5.20

				203.50	
6	Total Amount of E.C. for Sec.25			69384343	
7	EC per acre for Sector-25 (198.31)			349896	
8	Proportionate Enhancement as per above table is as under	Acres	Per Acre		Total
	i) Area Under Plots	135.75	349896		47498382
	ii) Area under Public & Semi Public	20.75	349896		7260342
	iii) Area under Shopping Centre	16.09	349896		5629827
	iv) Area under Group Housing	12.31	349896		4307220
	v) Area under Educational facilities	8.94	349896		3128070
	vi) Area under Nursing Home/Clinics	0.95	349896		332401
	vii) Area under HUDA Land	3.09	349896		1081145
	viii) Area under Petrol Pump	0.42	349896		146956
	Total	198.30			69384343
9	Total E.C. of plotable area chargeable from allottee of Sec.25				69384343
	(A)				69384343
10	Rate of General Category			740	Per Sq.yd
11	Rate of EWS Category			200	Per Sq.yd
12	Proportionate Ratio				
	i) General Category	(B)	$(101.15 \times 740 \times 4840)$	101.15	362278840.00
	ii) EWS Category	(C)	$(3.59 \times 200 \times 4840)$	3.59	3475120.00
		(D)			365753960.00
	Amount for EC (General Category)	(E)	$(A / D \times B)$	101.15	68725104.98
14	Amount for EC (EWS Category)	(F)	$(A / D \times C)$	3.59	659238.02
					69384343.00
15	E.C. for General Category		$(E / 101.15 / 4840)$		140.38 Per Sq.yd
16	E.C. for EWS Category		$(F / 3.59 / 4840)$		37.94 Per Sq.yd
17	Benefit of 5 th EWS EC with interest on Rs.7.64+1.08 (Intt.) (16.07.11 to 30.06.2012)		37.94 - 8.72	New EWS EC	29.21 Per Sq.yd

DETAIL OF AREA OF SECTOR-25, PANCHKULA

TOTAL AREA OF THE SECTOR	220.50 ACRE ✓
AREA OF THE SECTOR ACQUIRED	218.30 ACRE
AREA UNDER COMMUNICATION ZONE	<u>17.76 ACRE</u> ✓
AREA UNDER RELEASED LAND	0.04 ACRE ✓
AREA UNDER NADA CHOE AND RECREATIONAL ZONE	<u>17.31 ACRE</u> ✓
AREA UNDER VILLAGE ABADI	2.20 ACRE ✓
NET AREA PLANNED	183.19 ACRE
AREA UNDER PLOTS	71.70 ACRE
AREA UNDER PUBLIC & SEMI PUBLIC	10.96 ACRE
AREA UNDER SHOPPING CENTRE	7.00 ACRE -
AREA UNDER GROUP HOUSING	6.50 ACRE
AREA UNDER COMMUNITY CENTRE	1.96 ACRE
AREA UNDER EDUCATION FACILITIES	9.45 ACRE
AREA UNDER MEDICAL FACILITIES (DISPENSARY)	1.74 ACRE
AREA UNDER NURSING HOME/CLINICS	0.50 ACRE
AREA UNDER PETROL PUMP	0.22 ACRE
AREA UNDER RELIGIOUS BUILDING	1.48 ACRE
AREA UNDER HUDA LAND	1.64 ACRE
AREA UNDER WATER WORKS/T.W/ ELECTRIC COMPLAINT CENTRE	2.95 ACRE
AREA UNDER OPEN SPACES /H.T LINE	19.04 ACRE
AREA UNDER ROADS	48.05 ACRE
TOTAL AREA	183.19 ACRE

DRG.NO. D.T.P (P) 350/95 DATED 11.1.95

Lawen
PA

A
ATP

Ushama
DTP