HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

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

23211

Dated: 22/6/12

To

The Estate Officer. HUDA., Panchkula.

Subject:

Revised Recovery of 5th enhancement and 6th enhancement in respect of

Sector-26, Panchkula.

Ref:-

This is in-continuation of this office memo.no.HUDA.CCF.Acctt-II-2010/ 24558 dated

It is intimated that in compliance of the orders of Hon'ble Punjab and Haryana High Court in CWP No.18681/2011 (O&M), the speaking orders were passed on dated 18.01.2011. After passing the speaking order the Resident Welfare Society (House Owner) again heard on 19.03.2012 by the committee and the objection filed by them on 19.03.2012 were considered. In the meeting Resident Welfare Society (House Owners) submitted that there is difference in the area and amount paid to land owners on which the enhanced compensation has been worked out. It was decided in the meeting to certify the area and payment details. CTP, HUDA was 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 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.1839.89 per sq.yd. against the previous recovery rate of Rs.3361.20 per Sq.yd. for general category and Rs.38.29 per sq.yd. against the previous recovery rate of Rs.819.81 per Sq.yd. for EWS category in respect of Sector-26, Panchkula. This recovery will be effected from the date of issue of original notice with the following

- The allottees who have paid the extra amount due to decrease in the rate of recovery i) will be allowed interest @15% p.a. on the excess amount paid by them.
- The allottees who have not paid/ partly paid the enhanced compensation, the amount ii) will be recovered alongwith 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.194.14 per Sq.yd. for General category and Rs.47.35 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

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 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/

and necessary action.

2 3212

Dated: 22/6 A copy of above is forwarded to the Administrator, HUDA, Panchkula for information

> (Surjeet Singh) Accounts Officer, for Chief Administrator,

Revise calculation as per speaking order

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.

Calculation of Sector-26 Panchkula.

Point No. 1

Area of Sector-26 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 and verified by DTP, HUDA, Panchkula on noting dated 12.06.2012 placed below detail as under:-

1.	Total area of the Sector	381.14	Acre
2.	Area of the Sector acquired	328.04	Acre -
3.	Area under HSEB including Communication Zone	40.80	Acre
4.	Area under village Abadi	12.00	Acre
5.	Area under communication zone	6.70	Acre
6.	Area under Ghaggar & Woodland area	67.68	Acre
7.	Area under released	0.30	Acre
8.	Net area planned	253.66	Acre
9.	Area under plots	80.14	Acre
10.	Area under Housing Board	2.60	Acre
11.	Area under Community Facilities	1.37	Acre
12.	Area under Nursing Home/Clinics	0.82	Acre
13.	Area under Health Centre	1.00	Acre
14.	Area under Educational facilities	14.56	Acre
15.	Area under shopping centre	15.62	Acre
16.	Area underPolice Station/Police Post	1.00	Acre
17.	Area under Religious building	0.90	Acre
18.	Area under Community Centre	2.40	Acre
19.	Area underPublic and Semi Public use	9.53	Acre
20	Area under Poly Clinic	1.58	Acre
21=	Area under crèche	0.40	Acre
22.	Area under Ashiana Scheme	4.44	Acre
23.	Area under HUDA Land	3.37	Acre
24.	Area under Farmer Day Market	3.58	Acre
25.	Area under T.W./Road and open spaces / Herbal Park	110.35	Acre

- Note: i) 5.97 acres has been carved out by CTP, HUDA in re-creational zone of Sector-25 and the benefit of which has been given to Sector-25,26,27&28, Panchkula equally. 9.80 acres land of Herbal Park has been loaded equally between Sector-25,26,27&28, Panchkula.
 - 2.60 acres land was reserved for Housing Board and now still with HUDA unallotted, 60 nos, plots of 3 Marla and 243 nos, plot of 2 Marla allotted to Housing Board, 42 plots of 2 Marla is still with HUDA. Total area of these 345 plots is 3.76 acres already included in 80.14 acres plotable area as per report of CTP, HUDA.

Point No. 2

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

Ca	oto	r-26
-7t	CHU	H-20

March 1		0.1.11	Sector-20	Total	Chargeable /	Common	Common
SNO		Salcable	Proportionate Area of Saleable / Common Area	(3+4)	Common area	land exclude	land include
1	2	3	4	5	6		7
1	Area under communication zone				6.70		
2	Area under Ghaggar & Woodland area				67.68		
3	Area under plots	80.14	131.19	211.33			
ā	Area for H.Board but with HUDA	2.60	4.26	6.86			
5	Area under Community Facilities			-	1.37		
6	Area under Nursing Home/Clinics	0.82	1.34	2.16		11	
ĝ	Area under Health Centre				1.00		
8	Area under Educational facilities (14.56 Acre)	7.28	11.92	19.20	7.28		
9	Area under shopping centre (15.62+1.49)	17.11	28.01	45.12			
10	Area underPolice Station/Police Post				1.00		
1!	Area under Religious building				0.90		
1.2	Centre				2.40		
13	Area under Poly Clinic				1.58		
14	Area underPublic and Semi Public use	9.53	15.60	25.13			
15	Area under crèche	0.40	0.65	1.05			
16	Area under Ashiana				4.44		
	Area under Farmer Day Worket				3.58		
172	ander HUDA Land	3.37	5.51	8.88			
19	Area under T.W./Road and open spaces				100.55		
	Total Area	121.25	198.48	319.73	198.48	9.80	6.58

Point No. 3

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:

Common facilities detail loaded on concerned sector.

S.No.	Sector	Land (In Acres)					Herbal Park	Total (4+5+6+7+8)
1	2	3	4	5	6	7	8	9
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
Т	otal	1322.08	12.36	2.00	1.00	1.00	9.80	26.17
Rati	o base		1322.08	1154.26	487.92	666.34		

The revise calculation of enhancement 1st, 2nd, 3rd and 5th, however the 4th enhancement is already refunded to the allottees as per Court order.

	CALCULA	ATION SHEET (1	lst EC)		2
1	Total Amount paid upto 15.10.2000	366647032.00			
	for Sec.24 to 28	115106			
2	Total Land of	1154.26			
	Sec.24 to 28	217/47			
3	E.C. per Acre	317647			
4	Total Land	328.04			
	Acquired for				
	Sector-26	0.00			
	Herbel Park	9.80			1915
5	Common Facility	6.58			- 90
	which land situated				
	in another sectors.	1 40			
	Re-creational Land	1.49			
	salcable	20/24			
		326.31			
6	Total Amount of	103651393			
	E.C. for Sec.26	204104			
7	EC per acre for	324184	5		-)
	Sector-26 (319.73)	A	Dow A ame	Total	
8	Proportionate	Acres	Per Acre	TOTAL	
	Enhancement as				
	per above table is				
• \	as under :-	211.33	324184	68509805	
i)	E.C. chargeable to	211.33	324100	0050,005	
586	allottee	6.86	324184	2223902	
iI)	E.C. for housing board but with	0.80	JZ-7 1 UT	2223702	
iii)	HUDA E.C. of NH/Clinics	2.16	324184	700237	
		19.2	324184	6224333	
iv)		19.2	∀۳۱۵۰	022 1000	
)	Edu.facilities	45.12	324184	14627182	
V)	E.C. of Shopping	73.12	J27:01	1.02/102	
:\	Centre	25.13	324184	8146744	
vi)	E.C. of	44.13	JETIUT	0,10//1	

vii) viii)	Public/Semi Public *Area under Creach E.C. of HUDA land		1.05 8.88	324184 324184	340393 2878797	
	Total		319.73		103651393	
9	Total E.C. of plotable area chargeable from bottee of Sec.26	,	(A)		103651393	
10	1 for General Category		(A / 121.55 / 4840)		176.19	Per Sq.yd
11	Difference old EC & new EC (General)	(G)	383.95	176.19	207.76	Per Sq.yd
12	Différence old EC & new EC (EWS)	(11)	383.95	176.19	207.76	Per Sq.yd
13	Benefit/Recovery on Sr.No.11 from 15.10.2000 to 15.7.2011 @15%		(G x 15/100/365 x 3920)		334.70	Per Sq.yd
1-1	(3920 days) Benefit/Recovery on Sr.No.12 from 15.10.2000 to 15.7.2011 @15% (3920 days)		(H x 15/100/365 x 3920)		334.70	Per Sq.yd

	CALCULAT	TION SHEET (2)	nd EC)		26
1	Total Amount paid upto 15.05.2002 for Sec.24 to 28	311848518.00	i ii ee		
2	Total Land of Sec.24 to 28	1154.26			
3	E.C. per Acre	270172			
4	Total Land Acquired for Sector-26	328.04			
	Herbel Park	9.80			
	Common Facility which land situated in another sectors.	6.58			
	Re-creational Land saleable	1.49			
		326.31		15	
6	Total Amount of E.C. for Sec.26	88159825			
7	EC per acre for Sector-26 (319.73)	275732			
8	Proportionate Enhancement as per above table is	Acres	Per Acre	Total	
i)	as under:- E.C. chargeable to	211.33	275732	58270444	
ii)	E.C. for housing board but with	6.86	275732	1891522	
iii)	HUDA E.C. of NH/Clinics	2.16	275732	595581	

10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	19.2 45.12 25.13 1.05 8.88 319.73 (A)	275732 275732 275732 275732 275732	5294054 12441028 6929145 289519 2448532 88159825 88159825 8820	Per Sq.yd
Edu.facilities v) E.C. of Shopping Centre vi) E.C. of Public/Semi Public vii) Area under Creach viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (1) 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	25.13 1.05 8.88 319.73	275732275732	6929145 289519 2448532 88159825 88159825 8820	Sq.yd
Centre vi) E.C. of Public/Semi Public vii) Area under Creach viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category (1) ii) EWS Category (1) 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	25.13 1.05 8.88 319.73	275732275732	6929145 289519 2448532 88159825 88159825 8820	Sq.yd
vi) E.C. of Public/Semi Public vii) Area under Creach viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (1) 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	1.05 8.88 319.73	275732	289519 2448532 88159825 88159825 88159825 820	Sq.yd
Public/Semi Public vii) Area under Creach viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (1) 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	1.05 8.88 319.73	275732	289519 2448532 88159825 88159825 88159825 820	Sq.yd
vii) Area under Creach viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	8.88 319.73		2448532 88159825 88159825 88159825 820	Sq.yd
viii) E.C. of HUDA land Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	8.88 319.73		2448532 88159825 88159825 88159825 820	Sq.yd
Total To	(A)	319.73	275732	88159825 88159825 88159825 820	Sq.yd
Total 9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)		a.	88159825 88159825 820	Sq.yd
9 Total E.C. of plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)		a.	88159825 88159825 820	Sq.yd
plotable area chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category (I) ii) EWS Category (I) 13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)	(A)	a:	88159825 820	Sq.yd
chargeable from allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)		ar	820	Sq.yd
allottee of Sec.26 10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (General Category) 14 Amount for EC (General Category) 15 Amount for EC (EWS Category)	A)		ar	820	Sq.yd
10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category (ii) EWS Category (Iii) Amount for EC (General Category) 14 Amount for EC (EWS Category)	A)		a ·	820	Sq.yd
10 Rate of General Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	Α)		a.	820	Sq.yd
Category 11 Rate of EWS Category 12 Proportionate Ratio i) General Category (1) ii) EWS Category (1) 13 Amount for EC (1) (General Category) 14 Amount for EC (1) (EWS Category)			a.		
11 Rate of EWS Category 12 Proportionate Ratio i) General Category ii) EWS Category (13 Amount for EC (General Category) 14 Amount for EC (EWS Category)			12.1	200	
Category 12 Proportionate Ratio i) General Category (1) ii) EWS Category (1) 13 Amount for EC (1) (General Category) 14 Amount for EC (1) (EWS Category)				200	Per
12 Proportionate Ratio i) General Category (1) ii) EWS Category (1) 13 Amount for EC (1) (General Category) 14 Amount for EC (1) (EWS Category)					Sq.yd
Ratio i) General Category (1) ii) EWS Category (1) 13 Amount for EC (1) (General Category) 14 Amount for EC (1) (EWS Category)					
i) General Category (1) ii) EWS Category (1) 13 Amount for EC (1) (General Category) 14 Amount for EC (1) (EWS Category)					
ii) EWS Category (Control of the Control of the Con	B)	(117.49 x 820 x	117.49	466294312.00	
13 Amount for EC (General Category) 14 Amount for EC (EWS Category)	(1)	4840) (3.76 x 200 x 4840)	3.76	3639680.00	
13 Amount for EC () (General Category) 14 Amount for EC ((EWS Category)	C)	(3.70 X 200 X 4640)	3.70	469933992.00	
(General Category) 14 Amount for EC ((EWS Category)	D)		-	407733772.00	
(General Category) 14 Amount for EC ((EWS Category)	E)	(A / D x B)	117.49	87477019.42	
14 Amount for EC ((EWS Category)	IL)	(1.1.1.1.1.1)	117.15	0,1,,02,,1	
(EWS Category)	(F)	$(A/D \times C)$	3.76	682805.58	
	(-)	-			
1 5 5 6 6 1				88159825.00	
15 E.C. for General		(E / 117.49 / 4840)		153.83	Per
Category					Sq.yd
16 E.C. for EWS		(F / 3.76 / 4840)		37.52	Per
Category					Sq.yd
17 Difference old EC ((G)	70.20	153.83	-83.63	Per Sa vd
& new EC					Sq.yd
(General)			0 TF = C	20.21	Don
	(H)	17.21	37.52	-20.31	Per Sq.yd
& new EC (EWS)		(C v 15/100) 245 v		- 11 <i>4</i> 07	Per
19 Benefit/Recovery		(G x 15/ 100/ 365 x 3345)		-114.97	Sq.yd
on Sr.No.16 from				0	
15.05.2002 to					9
15.7.2011 @15%					
(3345 days) 20 Benefit/Recovery		(H x 15/ 100/ 365 x		-27.92	Per
20 Benefit/Recovery on Sr.No.17 from		3345)			Sq.yd
1					
1					
(3345 days)					
15.05.2002 to 15.7.2011 @15%					

	CALCULAT	TION SHEET (3rd EC)	26
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	Fotal Land		328.04			- 1
-	Acquired for					
	Sector-26					
	Herbel Park		9.80			
5	Common Facility		6.58			
	which land situated in another sectors.				6	
	Re-creational Land		1.49			
1	:leable		2117			
	* /s		326.31			
6	Total Amount of		22662556			
V	E.C. for Sec.26					
7	EC per acre for		70880			1
	Sector-26 (319.73)				7D 4 3	
8	Proportionate		Acres	Per	Total	
	Enhancement as			Acre		
	per above table is as under:-					
i)	E.C. chargeable to		211.33	70880	14979070	
-,	allottee					
ii)	E.C. for housing		6.86	70880	486237	
	board but with					
	HUDA		2.16	70880	153101	1
iii)	E.C. of NH/Clinics E.C. of		19.2	70880	1360896	
iv)	Edu.facilities		17.2	70000	1300070	
v)	E.C. of Shopping		45.12	70880	3198106	
	Centre					İ
V1)	1. C of		25.13	70880	1781214	
	Public/Semi Public				=	
			1 05	70000	1/1/1/1/1	
vii)			1.05	70880	74424 629508	
vii) viii)	E.C. of HUDA		1.05 8.88	70880 70880	629508	
50000	E.C. of HUDA land	Ī				
viii)	E.C. of HUDA land Total	[8.88		629508	
50000	E.C. of HUDA land	[8.88 319.73		629508 22662556	
viii)	E.C. of HUDA land Total Total E.C. of plotable area chargeable from	[8.88 319.73		629508 22662556	
viii)	E.C. of HUDA land Total Total E.C. of plotable area		8.88 319.73		629508 22662556 22662556	
viii) 9	E.C. of HUDA land Total Total E.C. of plotable area chargeable from allottee of Sec.26	(Λ)	8.88 319.73		629508 22662556 22662556	Der
viii)	E.C. of HUDA land Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General	(Λ)	8.88 319.73		629508 22662556 22662556	Per Sq.yd
9	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category	[(Λ)	8.88 319.73		629508 22662556 22662556	Sq.yd Per
viii) 9	Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS	[(Λ)	8.88 319.73		22662556 22662556 22662556 22662556 820	Sq.yd
9	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category	[(Λ)	8.88 319.73		22662556 22662556 22662556 22662556 820	Sq.yd Per
9 16 11	Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category		319.73 (A)	70880	22662556 22662556 22662556 22662556 820 200	Sq.yd Per
9 16 11	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate	(Λ) (Β)	8.88 319.73 (A)		22662556 22662556 22662556 22662556 820 200	Sq.yd Per
9 16 11 12 i)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate Ratio General Category	(B)	319.73 (A)	70880	22662556 22662556 22662556 22662556 820 200	Sq.yd Per
9 16 11 12	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate Ratio	(B) (C)	319.73 (A) (117.49 × 820 × 4840)	70880	22662556 22662556 22662556 22662556 820 200 466294312.00	Sq.yd Per
9 16 11 12 i)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate Ratio General Category	(B)	319.73 (A) (117.49 × 820 × 4840)	70880	629508 22662556 22662556 22662556 820 200 466294312.00 3639680.00	Sq.yd Per
9 16 11 12 i)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate Ratio General Category	(B) (C)	319.73 (A) (117.49 × 820 × 4840)	70880	629508 22662556 22662556 22662556 820 200 466294312.00 3639680.00	Sq.yd Per
9 16 11 12 i) ii)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category)	(B) (C) (D) (E)	8.88 319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840) (A / D x B)	70880 117.49 3.76	22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00 22487032.52	Sq.yd Per
9 16 11 12 i) ii)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category) Amount for EC	(B) (C) (D)	319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840)	70880 117.49 3.76	629508 22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00	Sq.yd Per
9 16 11 12 i) ii)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category)	(B) (C) (D) (E)	8.88 319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840) (A / D x B)	70880 117.49 3.76	22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00 22487032.52 175523.48	Sq.yd Per
yiii) 9 10: 11 12 i) ii) 13 14	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category) Amount for EC (EWS Category)	(B) (C) (D) (E)	319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840) (A / D x B) (Λ / D x C)	70880 117.49 3.76	22662556 22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00 22487032.52 175523.48 22662556.00	Sq.yd Per
9 16 11 12 i) ii)	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rare of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category) Amount for EC (EWS Category) E.C. for General	(B) (C) (D) (E)	8.88 319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840) (A / D x B)	70880 117.49 3.76	22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00 22487032.52 175523.48	Sq.yd Per Sq.yd
yiii) 9 10: 11 12 i) ii) 13 14	Total Total Total Total E.C. of plotable area chargeable from allottee of Sec.26 Rate of General Category Rate of EWS Category Proportionate Ratio General Category EWS Category Amount for EC (General Category) Amount for EC (EWS Category)	(B) (C) (D) (E)	319.73 (A) (117.49 x 820 x 4840) (3.76 x 200 x 4840) (A / D x B) (Λ / D x C)	70880 117.49 3.76	22662556 22662556 22662556 22662556 820 200 466294312.00 3639680.00 469933992.00 22487032.52 175523.48 22662556.00	Sq.yd Per Sq.yd

17	Category Difference old EC & new EC	(G)	119.24	39.54	79.70	Per Sq.yd
18	(General) Difference old EC & new EC (EWS)	(H)	29.08	9.64	19.44	Per Sq.yd
19	Benefit/Recovery		(G x 15/100/365 x 3190)		104.48	Per
20	on Sr.No.16 from 15.10.2002 to 15.7.2011 @15% (3190 days) Benefit/Recovery on Sr.No.17 from		(H x 15/ 100/ 365 x 3190)		25.48	Sq.yd Per Sq.yd
	15.10.2002 to 15.7.2011 @15% (3190 days)					

CALCULA	TION SHEET	(5th EC)	
Total Amount paid upto 15.07.2011 for Sec 24 to 28	4800254938.00		,,
Total Land of	1154.26		
	4158729		
-	328.04	×	
Acquired for			
	9.80		
which land situated	0.50		
Re-creational Land saleable	1.49		
	326.31		<u> </u>
Total Amount of E.C. for Sec.26	1357034860		
EC per acre for	4244315		
*	Aorog	Dor	Total
-	Acres		Iotai
per above table is		1 KCR C	
E.C. chargeable to allottee	211.33	4244315	896951089
E.C. for housing board but with HUDA	6.86	4244315	29116001
E.C. of NH/Clinics	2.16	4244315	9167720
E.C. of	19.2	4244315	81490848
Edu.facilities		40.4.101.5	101502403
E.C. of Shopping	45.12	4244315	191503493
E.C. of	25.13	4244315	106659636
	1.05	4244315	4456531
E.C. of HUDA			37689542
land	319.73		1357034860
	Total Amount paid upto 15.07.2011 for Sec.24 to 28 Total Land of Sec.24 to 28 E.C. per Acre Total Land Acquired for Sector-26 Herbel Park Common Facility which land situated in another sectors. Re-creational Land saleable Total Amount of E.C. for Sec.26 EC per acre for Sector-26 (319.73) Proportionate Enhancement as per above table is as under:- E.C. chargeable to allottee E.C. for housing board but with HUDA E.C. of NH/Clinics E.C. of Shopping Centre E.C. of Shopping Centre E.C. of Public/Semi Public Area under Creach E.C. of HUDA	Total Amount paid upto 15.07.2011 for Sec.24 to 28 Total Land of Sec.24 to 28 E.C. per Acre 4158729 Total Land 328.04 Acquired for Sector-26 Herbel Park 9.80 Common Facility which land situated in another sectors. Re-creational Land 1.49 saleable 326.31 Total Amount of E.C. for Sec.26 EC per acre for Sector-26 (319.73) Proportionate Enhancement as per above table is as under:- E.C. chargeable to allottee E.C. of NH/Clinics 2.16 E.C. of Shopping 45.12 Centre E.C. of Shopping Centre E.C. of HUDA 8.88	upto 15.07.2011 for Sec.24 to 28 Total Land of Sec.24 to 28 E.C. per Acre Total Land Acquired for Sector-26 Herbel Park Common Facility which land situated in another sectors. Re-creational Land saleable 326.31 Total Amount of E.C. for Sec.26 EC per acre for Sector-26 (319.73) Proportionate Enhancement as per above table is as under:- E.C. chargeable to allottee E.C. for housing board but with HUDA E.C. of NH/Clinics E.C. of Edu.facilities E.C. of Public/Semi Public Area under Creach E.C. of HUDA Sec. of H

9	Total E.C. of plotable area chargeable from allottee of Sec.26	(A)	(A)	2	1357034860	
10	Rate of General	` /			820	Per Sq.yd
	Category				200	Per
11	Rate of EWS				200	Sq.yd
12	portionate					
	Aavio	(D)	(117.49 x 820 x	117.49	466294312.00	
i)	General Category	(B)	4840)			
ii)	EWS Category	(C)	(3.76 x 200 x 4840)	3.76	3639680.00	
		(D)			469933992.00	
13	Amount for EC (General Category)	(E)	$(A / D \times B)$	117.49	1346524505.94	
14	Amount for EC (EWS Category)	(F)	$(A/D \times C)$	3.76	10510354.06	
	(I) We Category)				1357034860.00	
15	E.C. for General Category		(E / 117.49 / 4840)		2367.93	Per Sq.yd
16	E.C. for EWS Category		(F/3.76/4840)		577.54	Per Sq.yd
17	Difference old EC & new EC	(G)	3361.20	2367.93	993.27	Per Sq.yd
18	(General) Difference old EC & new EC (EWS)	(H)	819.81	577.54	242.27	Per Sq.yd

As per above revise calculation the benefits of enhancements is as under:-

Detail of Benefit / Recovery is as under :-

Sector-26	Ist EC	2nd EC	3rd EC	5th EC		Total
General Category EC difference	207.76	-83.63	79.70	993.27	0.00	1197.10
Coneral Category EC interest	334.70	-114.97	104.48	0.00	0.00	324.21
Total						1521.31
Evision EC difference	207.76	-20.21	19.44	242.27	0.00	149.26
EWS Category EC interest	334.70	-27.92	25.48	0.00	0.00	332.26
Total						781.52
			Old Rate	Benefit	New Rates	
Revise General Category rate w.e.f. 15.7.2011			3361.20	1521.31	1839.89	per Sq.yd
Revise EWS Category rate w.e.f. 15.7.2011			819.81	781.52	38.29	per Sq.yd

The new revise rates for Genaral Category is Rs.1838.24 per Sq.yd and for EWS Category is Rs.574.83 per Sq.yd. w.e.f. 15.07.2011. The old recovery notice will be remained intact and new rates will be implemented in the 5th EC notice.

As per new detail submitted by LAO, Panchkula the payment of Rs.393550465.00 which was made after 15.07.2011 to the land owners. The 6^{th} Enhancement recovery calculation is as under:-

	CALCUL	AΤΙΟ	N SHEET (6	oth EC)		26
1	Total Amount paid		393550465.00			
	upto 13.02.2012					
	for Sec.24 to 28					
2	Total Land of		1154.26			
	Sec.24 to 28					
3	E.C. per Acre		340955		60	
4	Total Land		328.04			
-	Acquired for					
	Sector-26					
	Herbel Park		9.80			
5	Common Facility		6.58			
	which land situated			€ *		
	in another sectors					
	Re-creational Land		1.49			
	saleable					
			326.31			
(Total Amount of		111257026			
6	E.C. for Sec.26		111237020			
7	EC per acre for		347972			
1	Sector-26 (319.73)		317712			
8	Proportionate		Acres	Per	Total ·	
9	Enhancement as			Acre		
	per above table is					
	as under:-					
i)	E.C. chargeable to	-	211.33	347972	73536923	
-/	allottee					
ii)	E.C. for housing		6.86	347972	2387088	14004
	board but with					94
	HUDA					
iii)	E.C. of NH/Clinics		2.16	347972	751620	
iv)	E.C. of		19.2	347972	6681062	
	Edu.facilities					
V)	E.C. of Shopping		45.12	347972	15700497	
	Centre					
vi)	E.C. of		25.13	347972	8744536	
	Public/Semi Public				10	0
vii)	Area under Creach		1.05	347972	365371	
viii)	E.C. of HUDA		8.88	347972	3089929	
	land				111077006	
	Total		319.73		111257026	
9	Total E.C. of		(A)		111257026	
	plotable area			#		
	chargeable from					
	allottee of Sec.26					
		(A)			111257026	
10	Rate of General				820	Per
1	Category					Sq.yd
11	Rate of EWS				200	Per
	Category					Sq.yd
12	Proportionate					
	Ratio				12	
(i)	General Category	(B)	(117.49 x 820 x	117.49	466294312.00	

Ī		4840)			
ii) IEWS Category	(C)	(3.76 x 200 x 4840)	3.76	3639680.00	
	(D)			469933992.00	
13 Amount for EC	(E)	$(A/D \times B)$	117.49	110395330.57	
(General Category) 14 Amount for EC EWS Category)	(F)	$(A/D \times C)$	3.76	861695.43	
Wis Category)				111257026.00	
15 the for General Category		(E / 117.49 / 4840)		194.14	Per Sq.yd
16 E.C. for EWS Category		(F / 3.76 / 4840)		47.35	Per Sq.yd

This area statement may be read with memo no. 169 dated 20.01.2012.

DETAIL OF AREA OF SECTOR-26, PANCHKULA.

TOTAL AREA OF THE SECTOR	- G
AREA OF THE SECTOR ACQUIRED	381.14 ACRE
	328.04 ACRE
AREA UNDER H.S.E.B INCLUDING COMMUNICATION ZONE AREA UNDER VILLAGE ABADI	40.80 ACRE
	12.00 ACRE
AREA UNDER COMMUNICATION ZONE	6.70 ACRE
AREA UNDER GHAGGAR & WOODLAND AREA	67.68 ACRE
AREA UNDER RELEASED	0.30 ACRE
NET AREA PLANNNED	253.66 ACRE
AREA UNDER PLOTS	# V
AREA UNDER HOUSING BOARD	80.14 ACRE
AREA UNDER COMMUNITY FACILITIES	2.60 ACRE
AREA UNDER NURSING HOME/CLINICS	1.37 ACRE
AREA UNDER HEALTH CENTRE	0.82 ACRE
AREA UNDER EDUCATIONAL FACITLIES	1.00ACRE X
AREA UNDER SHOPPING CENTRE	14.56 ACRE
	15.62 ACRE
AREA UNDER POLICE STATION/POLICE POST	1.00 ACRE
AREA UNDER RELIGIOUS BUILDING/DHARMSHALA	0.90 ACRE
AREA UNDER COMMUNITY CENTRE	2.40 ACRE
AREA UNDER PUBLIC & SEMI PUBLICUSE	11.11 ACRE
AREA UNDER CRECHE	0.40 ACRE
AREA UNDER ASHIANA SCHEME	4.44 ACRE
AREA UNDER HUDA LAND	6.95 ACRE
AREA UNDER T.W & OPEN SPACES	18.15 ACRE
AREA UNDER ROAD	92.20 ACRE
TOTAL AREA	253.66 ACRE
DRG.NO. D.T.P (P) 385/95 DATED 20 10 05	

DRG.NO. D.T.P (P) 385/95 DATED 20.10.95

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