

HARYANA URBAN DEVELOPMENT AUTHORITY
SECTOR-6, PANCHKULA.

No. **HUDA-CCF-Acctt-II-2014/ 13513**

Dated: 30/5/14

To

Sh. Yoginder Bhatti,
President of Resident Welfare Association,
House No.151, Sector-27,
Gurgaon.

Subject: Regarding in respect of CWP No. 10718 of 2012 (O&M) titled as Resident Welfare Association (Sector-27, Gurgaon).

Please refer to the subject cited on above.

Find enclosed herewith the copy of speaking order passed on 26.05.2014 by the Committee constituted for this purpose and it is for your information please.

DA/As above:

(Surjeet Singh),
Accounts Officer,
For Administrator (HQ),
HUDA, Panchkula.

Endst.No.HUDA-CCF-Acctt-II-2014/- 13514

Dated:- 30/5/14

A copy of the above is forwarded to the Estate Officer-II, HUDA, Gurgaon for information and necessary action.

DA/As above:

(Surjeet Singh),
Accounts Officer,
for Administrator (HQ),
HUDA, Panchkula.

Speaking order No.1 / 2014...

Speaking Order passed in compliance of the orders dated 24.11.2012 of Hon'ble Punjab & Haryana High Court in CWP No. 10718 of 2012 (O&M) titled as Resident Welfare Association (Sector-27, Gurgaon)

The Hon'ble High Court had passed orders dated 24.11.2012 as under:-

"Taking note of facts and circumstances of the case, we dispose of this writ petition with liberty to the respondents to decide representation filed by the petitioner. Let the said representation dated 02.03.2012 (Annexure P.7) be put up before the Committee to look into the dispute and after hearing the petitioner, an appropriate order be passed in the meantime. The members of the petitioner – Society are directed to deposit the amount at the rate of Rs. 1500/- per square yard for the land its possession, towards enhanced compensation, with the authorities within one month from today. The case be taken up for hearing only thereafter otherwise if it failed to do so, within the above said period, the authorities are at liberty to charge the amount as per calculation made by them. The representation be decided within two months from the date of deposit of the amount".

Records of personal hearings

2. In compliance of the orders of the Hon'ble High Court opportunity of being heard was provided and the president of resident welfare association was requested to be present on 20.5.2014. E-mail dated 18.5.2014 was received from Sh. Yoginder Bhati, President of Resident Welfare Association, Sector-27, Gurgaon (**herein after referred as petitioner**) from the e-mail id rwasec27gurgaon@gmail.com conveying that in the final hearing earlier held on 7.8.2013, petitioner had made representation through 17 points. They conveyed that they have already made the submissions in person and in writing and have nothing to add.

3. They further conveyed that as the issuance of Speaking Order by HUDA was being delayed, they again approached the Hon'ble High Court with Contempt Petition and in this petition, the Hon'ble High Court vide order dated 28.4.2014 has directed HUDA to pass order within four weeks. Since the petitioner did not avail the opportunity of hearing in person the committee of the view that the case be decided on the basis of available record to avoid Contempt of Court.

Para wise discussions and findings of the Committee is as under:-

4. In the representation dated 02.03.2012 (Annexure P.7 of the CWP No. 10718 of 2012 (O&M)), the petitioner has raised the following issues:-

- (i) That they have been charged @ Rs.4500/- to Rs.5500/- per sq.yd. for sector-27.Gurgaon in the year 2001 but the charges were very less from the residents elsewhere. They have alleged that the amount charged for plots at sector-2.Pawal was @ Rs.1723/- per sq.yd. in

the year 2004, though the price of land and development cost would have increased in the year 2004 as compared to 2001.

In this regard, the Committee is of the view that as per Regulation 2(h) of the Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 (**herein after referred as Regulations**), a "Sector" means an area of land which forms the unit for purpose of fixation of sale price/premium. Therefore, it is clear that sale price of the plot is to be decided sector wise. The sale price of plot in one sector cannot be regarded as basis to compare sale price of plot in another sector. This is also relevant that Palwal is separate urban estate under Faridabad District since 2004. The Committee does not find any merit in the submission made by the petitioner in this regard. The comparison of sector-27 Gurgaon with Sector-2, Palwal is not justified because these sectors are of different Urban Estates and land cost/development cost is different from each other.

- (ii) That HUDA has already charged expected enhanced cost of land from them in the year 2001 and the demand now raised by HUDA for enhanced compensation to the tune of Rs.5972.55 per sq.mtr. i.e. Rs.4993.77 per sq.yd. is not legal.

In this regard, the Committee finds that plots are allotted by the HUDA on the basis of Tentative Price. This is clearly mentioned in **Clause no. 9 of the allotment letter which is as under:-**

"The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within 30 days of its demand."

Also Regulation 2(i) of Regulations clarifies that tentative price does not include any enhancement that may be awarded by the courts on a reference made under Section-18 of Land Acquisition Act. Therefore, the Committee is of the view that the prices quoted in the allotment letter were tentative and did not include any enhancement compensation. The Committee also finds that the first enhancement was granted by the Hon'ble Additional District Judge, Gurgaon @ Rs. 717.00 per sq. yd. on 31.07.2009 which was further increased by the Hon'ble High Court after clubbing the cases with RFA No. 1824 of 2006 to Rs. 1520/- per sq. yd. on 01.10.2010. Therefore, the plea taken by the petitioner is not acceptable, because HUDA in 2001 could never have calculated sale price of Sector 27, Gurgaon on enhanced compensation which was announced in 2009. Rather, the petitioner in Sr.No.11 of his representation dated 02.03.2012 (Annexure P.7 of the CWP) has also admitted that demand of enhanced compensation has been issued by HUDA based on Court's order dated 27.5.2010 where under enhancement compensation @ Rs.717/- per sq.yd. was granted. Therefore, the implication of such order as mentioned in the representation dated 27.5.2010 (Actually, it is order dated 31.07.2009) could never have been accounted for by HUDA in the calculations made in 2001.

- (iii) That the enhancement notice was issued by HUDA in Feb.2012 based on order of Hon'ble Additional District Judge, Gurgaon @ Rs. 717.00 per sq. yd. dated 31.07.2009. They have further alleged that this order was modified by the Hon'ble High

Court on 1.10.2010. They have submitted that the order dated 31.7.2009 was no longer in existence in Feb.,2012, therefore, HUDA should not have issued demand on basis of this order.

In this regard, the Committee finds that vide dated 31.7.2009 compensation was enhanced by the ADJ, Gurgaon @ Rs. 717.00 per sq. yd. and this was further enhanced by the Hon'ble High Court to Rs. 1520/- per sq. yd. on 01.10.2010. The Committee also finds that first recovery notice on account of enhancement was issued to the petitioner in Feb.,2012 @ Rs.539.62 per sq.yd.(717 minus 177.38) . The amount of recovery mentioned in the notice was Rs.4993.77 per sq.yd. This writ petition has been filed by the petitioner on 14.5.2012. Subsequent to filing of this writ petition, the Estate Officer-II, Gurgaon has issued further demand letter dated 07.12.2012 to the plot-holders of Sector 27, Gurgaon demanding that enhanced additional amount @ Rs.6282.25 per sq.yd. on the basis of the order passed by Hon'ble High Court on 1.10.2010. Now, the total demand is @ Rs.11,276.02/- (Rs.6282.25 + Rs.4993.77) per sq.yd.

- (iv) The petitioner has alleged that HUDA has claimed interest @ 12% from them for the period 8.9.1997 to 6.9.2000, @ 9% w.e.f.7.9.2000 to 7.9.2001 and @ 15% we.f. 7.9.2001 to 3.12.2001 though they were not allotted any plot at that time as these plots were allotted to them on 3.12.2001. Further, HUDA has levied interest upon interest, which is also not payable.

The Committee finds that this interest of 9% or 12% or 15% is paid under section 23(1A)/ 28 of Land Acquisition Act, 1894 by the Collector to the farmers/land-owners from whom land was acquired. Once this amount has been paid by HUDA to land-owners, the same becomes the part of the cost for acquisition of land. Therefore, such cost of acquisition has to be recovered in the shape of additional price from the petitioners. In this regard the Committee also finds that as per Regulation 2(b) of Regulations, the additional price includes the amount of cost incurred in respect of Court's decision on reference made under Section-18 of Land Acquisition Act. Thus, HUDA has to recover full cost from the petitioners. The Committee is of the view that HUDA is not charging interest on interest as alleged by the petitioner.

The Committee finds that this issue has already been decided by the Hon'ble Punjab and Haryana High Court vide order dated 8.7. 1986 in CWP No.1270 of 1985 read with CWP No.1283,2975 and 5794 of 1985 in the matter of Urban Estate Welfare Association (Registered), Karnal Sector-13, Karnal where under HUDA as per page-9 of the order made submissions that "*Payment of enhanced compensation is made by HUDA out of its own resources and no assistance from the State Government or financial institutions is available to the Organization for this purpose. Since this amount is to be subsequently recovered from the allottees from over a period of times, it becomes difficult to make payment immediately after the announcement of the enhanced amount of compensation by the District Courts/High Courts. The investment made by HUDA towards the payment of enhanced compensation from its own resources further strains*

the commitment or development works in other areas. Consequently, a certain amount of delay is inevitable."

The Hon'ble Court held that the amount of enhanced compensation has been paid by the HUDA and its burden must fall on all the plot-holders.

- (v) The petitioner has alleged that HUDA is charging different prices for different sizes of plots e.g. Rs. 4500/- per sq.yd. for 4 & 6 marla plots, Rs. 5000/- per sq.yd. for 8, 10 & 14 marla plots and Rs. 5500/- per sq.yd. for 1 kanal plots. Also HUDA is charging 10%-20% premium for preference and special preference plots.

The Committee finds that Regulation 4(2) of Regulations empowers HUDA to charge 10% and 20% of the price for preferential and special preferential plots. Also regarding the contention of charging less prices for smaller plots and more for bigger plots, the Committee finds that formula for fixation of sale price of various types of plots in Urban Estates set up by the HUDA was approved in the 5th meeting of the Finance Committee held on 9.11.1977 as supplementary agenda No. FC XX(1) as below:-

"Therefore in view of the above factors governing price of developed plots which may be taken for plots of sizes of 10 marla and 14 marlas residential plots, a different pricing for plots has to be kept. As such price for one kanal plot may be kept at 10% higher than the normal price as per above formula and of plots above one kanal the price should be increased by 20% on the basis of normal price. Correspondingly, the price for 6 marla plots may be reduced by 10% and of plots of the size of about 50 meters (specifically meant for Economically Weaker Sections) the reduction be 20%".

Therefore, the submissions of the petitioners are not admissible.

- (vi) The petitioner has alleged that school sites have been sold in open auction and the amount collected from school sites should be adjusted against the cost to be recovered from the plot-holders.

The Committee finds that as per HUDA policy the 50% educational site will be disposed of by way of auction and 50% is allotted to education Department free of cost, but Estate Officer-II, Gurgaon has reported that the total 3 numbers of school sites are available in Sector-27 (Part) Gurgaon have been sold by way of auction. Therefore, Committee agrees that the benefit of the school sites can be given to the petitioner by treating the 100% area of school sites as saleable area for calculating demand of additional price defined under Regulation 2(b) of the Regulations accordingly. But we do not agree to the contention that amount collected from school sites should be directly adjusted against the cost to be recovered from the plot-holders.

- (vii) The petitioner has alleged that burden of community centre and area allotted to Economically Weaker Sections should also be shared and distributed on the unplanned area of 7.4 acres. They have also alleged that load of roads and open spaces has not been distributed on the shopping centre area of 3.36 acres.

The Committee has observed from the record that office of Chief Administrator, HUDA has already accepted this plea of the petitioner and benefit has been granted while making calculations in the letter dated 15.11.2012 issued to the Estate Officer-II, Gurgaon conveying that enhanced recovery @ Rs.6282.25 per sq.yd. on the basis of Hon'ble High Court on 1.10.2010. In these fresh calculations, benefit of Rs.629.40 per sq.yd. has been given from the amount of Rs.4993.77 per sq.yd. mentioned in first recovery notice. This reduction is due to distribution of burden of community centre (2 acres) and area allotted to Economically Weaker Sections (0.61 acre) on the unplanned area of 7.4 acres. Also the Committee finds that 33.33 acres on account of roads/parks/open spaces has been distributed proportionately on the shopping centre.

- (viii) The petitioner has submitted that HUDA is bound to auction the commercial sites and adjust the earnings from the commercial sites against the total cost of the sector prior to raising demand from the residential plot-owners.

The Committee finds that this issue has already been decided by the Hon'ble Punjab and Haryana High Court vide order dated 8.7. 1986 in CWP No.1270 of 1985 read with CWP No.1283.2975 and 5794 of 1985 in the matter of Urban Estate Welfare Association (Registered), Karnal sector-13, Karnal where under it was held on page-13 of the order :-

"It was next contended by the learned counsel for the petitioners that the stand of the HUDA is that they are working on the principle "no profit no loss" basis, that area has been reserved as commercial area and for nursery, that from the sale of some commercial sites, huge amount has been earned by HUDA and that the enhanced amount of compensation paid by HUDA with regard to the commercial are is also being charged from the plot holders. According to the learned counsel, the incidence of the enhanced amount of compensation regarding commercial area or for the area which has been shown as "undetermined use" cannot legally fall on the plot holders and that this incidence should be borne by HUDA itself. At the initial stage when this argument was advanced, we felt very much impressed and were tentatively of the view that the incidence of the enhanced amount of compensation regarding the commercial area should not be borne by the plot holders. Dr. Rajinder Singh, learned counsel appearing for HUDA, controverted the contention and submitted that its incidence was not falling on the plot holders and was being borne by HUDA. This argument of the learned counsel did not find any support from the pleadings as in the written statement, no specific averment

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had been made in this respect, with the result that Shri Rajinder Singh, prayed for time to enable him to file an additional affidavit. The prayer was allowed and written statement in the shape of additional affidavit, dated 31st march, 1986, was filed by Shri I.M. Khunger, Dy. Secretary. To the pleas taken in this written statement, detailed reference has already been made in the earlier part of the judgment. In this written statement, it has been clearly stated that for the purpose of calculation of additional price, the incidence on account of commercial area is not chargeable to the plot-holders. Any amount payable on account of enhanced compensation of the commercial area is debited to HUDA and is taken outside the purview of the calculations made for determining the additional price payable by the plot holders, as is clear from the statement of account attached with the additional written statement filed. With regard to the area shown as "undetermined use", it is averred that wherever an area gets shown as "undetermined use", as it happened in the case of Sector-14, Gurgaon (which is presently maintained as an open space), the land use may not be changed and the area will not be utilized for any other purpose till the plan is modified and approved by the State Government. In view of this specific averment made in the written statement, no merit is left in the contention of the learned counsel for the Petitioner is concerned, so far as the area which is shown as "undetermined use" the same has to remain as it is till the plan is modified and approved by the State Government. In this situation for this area the incidence of compensation must fall on the plot holders. So far as the commercial area is concerned, it has been brought out clearly in the written statement that the amount of enhanced compensation payable in respect of the commercial area is debited to HUDA and is taken outside the purview of the calculation made for determining the additional price payable by the plot holders. In view of this specific averment it cannot be justifiably argued that incidence of the enhanced compensation of the commercial area is falling on the plot holders. Consequently, the contention of the learned counsel has no force."

Also in the Speaking Order passed by the Administrator(HQ),HUDA, Panchkula in compliance of order dated 26.8.2013 of Hon'ble Punjab and Haryana High Court in CWP No.12107 of 2012 read with C.M.12117 of 2013 titled Sanjay Burman Vs. State of Haryana and others and connected cases CWP No.24833, 25015, 25075, 25402, 25665, 25836, 26094, 26148-149 of 2012 and 18597 of 2013 has observed in para 19 of the Speaking Order that the burden of enhancement of commercial area alongwith area of proportionate common facilities has been borne by HUDA. Moreover, the plotable area of commercial sites are very low i.e. 25-30% and the development cost are very high i.e. about 3 times than the development cost of residential plots and commercial area is sold after the habitation of the sector. Therefore, the contention of the petitioner is not acceptable.



Accordingly, in view of the above decision of the Hon'ble High Court and Speaking Order passed by the Administrator(HQ),HUDA, Panchkula (*Supra*),the present Committee rejects the contention of the petitioner in the instant case also.

- (ix) The petitioner has alleged that extension fee and transfer fee etc. levied by HUDA should also be adjusted against the cost of the sector.

The Committee finds that HUDA has also to undertake maintenance and special repairs of roads etc. and other public utility services on regular intervals and extension fees are used to fund such maintenance and special repairs. Also planning of the services like sewerage and water supply etc. are done according to number of plots planned and running maintenance charges are to be recovered from the residents of plot. If some plots remain vacant, running charges are not paid by such plot-holders and are borne by HUDA. In such cases, extension fee and transfer fee etc. are also used for funding of such costs borne by HUDA. The transfer fees are administrative charges and it cannot be utilized for paying the enhancement compensation of the plots.

- (x) The petitioner has contended that they were charged the cost of construction of community centre way back in 2001, but same has not been constructed till date. The said amount is lying in the bank account and enjoying interest.

The Committee finds that delay in construction will result in escalation of the cost and other over heads which will be much higher as compared to interest earned and for such differential amount, no fresh demand is made from the allottees. Therefore, the contention of the petitioner is not acceptable.

5. Further the Committee finds that in the final hearing earlier held on 7.8.2013, petitioner had made representation through 17 points as per their letter dated 06.04.2013. Now, the Committee takes up issues raised under these points for decision as below:-

- (i) The petitioner has argued that the nodal price of Sector 27 & Sector 28 was Rs.3,000/- but allottees were charged between Rs.4500/- to Rs.5500/-. They have alleged that HUDA have charged Rs.2,000/- premium over and above the nodal price which is against the price fixation policy of HUDA which is based on 'No Profit No Loss'.

The Committee finds that amount of Rs.2,000/- charged over and above the nodal price is on account of infrastructural development charges to be paid to the State Govt. Such Infrastructure development charges were levied as per the decision of the State Cabinet taken in its meeting held on 27.03.1997 and the decision of the Authority taken in its 70th meeting held on 23.04.1997. Therefore, these charges have been charged as per the decision of the Government/Authority and are not illegal.



- (ii) The petitioner argued that community areas like college, electric sub station etc. should be proportionately divided as per sector area, as has been done in case of Panchkula, but in case of petitioner, it has been equally divided in all the sector irrespective of their areas.

The Committee agrees that in the Speaking Order passed in case of Resident Welfare Society, Sector 26, Panchkula in pursuance of Hon'ble High Court order dated 4.10.2011 in CWP No.18681 of 2011(O&M), common areas have been divided among various sectors in proportion to area of each sector respectively. Therefore, now 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(Part), 28(Part), 42(Part) & 43(Part).

- (iii) The petitioner has submitted that in their sector, schools have been auctioned and not given to government organization free of cost. Therefore, they should be compensated for the amount earned by HUDA by way of auction.

The Committee has already agreed to this contention in preceding paras and finds that Estate Officer-II, Gurgaon has reported that the total 3 numbers of school sites are available in Sector-27 (Part) Gurgaon have been sold by way of auction. Therefore, Committee agrees that the benefit of the school sites can be given to the petitioner by treating the area of school sites as 100% saleable area for calculating demand of additional price defined under Regulation 2(b) of the Regulations accordingly. But we do not agree to the contention that amount collected from school sites should be adjusted against the cost to be recovered from the plot-holders.

- (iv) The petitioners have alleged that community centre site of 2.00 acres should be charged proportionately to sector 28 also.

The Committee finds that the site of 2 acres of land has been earmarked in Sector-27 (Part), Gurgaon for community centre, the benefit of which will be enjoyed by residents of Sector-27 (Part) Gurgaon, therefore charging of enhanced compensation of the area of community centre in Sector-27 (Part) Gurgaon is correct.

- (v) The petitioners have alleged that the nodal price of sector 27 (part) and sector 28 (part) was the same and these sectors were planned together. They have contended that enhancement amount is being charged differently for these two sectors.

In this regard, the Committee finds that the enhanced compensation has to be worked out as per Section 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978 according to which the enhanced compensation is to be determined in respect of a sector on account of the enhancement of compensation in the same sector awarded by the Court. Therefore the plea of the petitioner that the

enhanced compensation of sector 27 (part) and sector 28 (part) should be worked out jointly is not acceptable.

- (vi) The petitioners have contended that EWS should be charged proportionately to sector 28 also.

The Committee has observed that plots under EWS category are allotted at concessional rates through cross subsidization from other allottees of the same sector. This issue has also been upheld by the Punjab and Haryana High Court in CWP No.1483/1997 in case of Bishan Sawrup and others and this also got finality in Hon'ble Supreme Court of India on 11.2.2000.

- (vii) The petitioners have submitted that they have been charged conversion charges @ Rs.120/- per sq.yd. instead of Rs.60/- per sq.yd. applicable to them. They have requested to adjust this extra amount against the enhancement payable alongwith interest.

The Committee is of the view that conversion charges are collected on the behalf of Govt. by HUDA and deposited with the State Government. It has no relevance to the land cost. Therefore, contention of the petitioner is not acceptable on this issue.

- (viii) The petitioners have alleged that HUDA has charged extra money for preferential and special preferential plots and also HUDA charged extension fee from plot-holders who did not construct houses within specified period. They have requested to adjust these amounts in the enhanced compensation demand.

The Committee has already rejected this plea of petitioners in the preceding paras.

- (ix) The petitioners have alleged that college should not be charged to sector 27 only as population of sector 27, 28, 42 and 43 is less than 7500 persons. They have alleged as per town planning norms, college is not to be provided. They have submitted that such colleges shall be used by residents of private colonizers also.

The Committee finds that Resident Welfare Association, HUDA Sector 43, Gurgaon had given a representation dated 14.3.2012 to the Chief Administrator, HUDA conveying that approximate population sector 43 will be 18598 persons (1107 general plots @ 13.5 PPP plus 406 EWS plots @ 9 PPP). Therefore, the submission given by the present petitioners about number of persons being less than 7,500 is not acceptable. Regarding use of college by residents of private colonizers, it is found that private colonizers are governed by the Haryana Development and Regulation of Urban Areas Act, 1975. The private colonizers acquire his land at his own level and gets licenses issued under Section 3 of from the Haryana Development and Regulation of Urban Areas Act, 1975. Any dispute or enhancement in respect of land of private colonizer is to be sorted out by private colonizers. Similarly, in respect of

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HUDA land, if any enhanced compensation is to be paid and is borne by HUDA, then it will pass on the same to its residential plot-holders of the sector.

- (x) The petitioner has alleged that enhancement compensation should be calculated on entire 537 acres as one and plot-owners of all four sectors should be charged proportionately.

The Committee finds that the enhanced compensation has to be worked out as per Section 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978 according to which the enhanced compensation is to be determined in respect of a sector on account of the enhancement of compensation in the same sector awarded by the Court. Therefore the plea of the petitioner that the enhanced compensation of 4 sectors should be worked out jointly is not acceptable.

- (xi) The petitioner has alleged that there was delay on part of HUDA in payment of compensation to the land-owners resulting in payment of interest by HUDA. This interest amount should not be charged to the plot-owners.

The Committee has already rejected this plea of petitioners in the preceding paras as above.

- (xii) The petitioner has alleged that prime commercial land in these 4 sectors should be exploited by HUDA and should be used to pay enhanced compensation.

The Committee has already rejected this plea of petitioners in the preceding paras as above.

- (xiii) The petitioner has alleged that shamshan ghat is not part of sector 28. Therefore, it should be excluded from calculations.

The Committee finds that Shamshan Ghat is a part of Sector-28(Part) Gurgaon as confirmed by the office of CTP(H). Therefore, the contention of petitioner is not acceptable on this ground and enhanced compensation of the same has been charged correctly.

- (xiv) The petitioner has alleged that HUDA should provide details of total amount recovered till date from plot-owners and total money spent on development of these sectors. Extra money should be adjusted against the enhanced compensation to be paid.

The Committee observed that this is demand of additional price defined under Regulation 2(b) of the Regulations, is determined sector wise on account of the enhancement of compensation of any land in the same sector by the Court. This has no relation to the development works. Therefore, the plea of the petitioner is rejected.



Conclusion:-

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 copy of this speaking order may be conveyed to the petitioner societies through registered post.



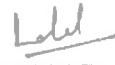
CTP, HUDA
(HQ)Panchkula



DA, HUDA
Panchkula



C.E.-I, HUDA
Panchkula



CCF, HUDA
Panchkula



Administrator(HQ),
HUDA, Panchkula

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