

Subject: Finalization of Cost Sheet in respect of Leather Complex Jalandhar
- on a/c of enhancement of land compensation as per the orders of
Hon'ble Punjab & Haryana High Court vide judgement dated
14.05.2008 (SLPs dismissed in the Hon'ble Supreme Court of India
vide order dated 01.07.2014.

The Meeting of the Cost Sheet Committee was held on 29.10.2014 at 11:30 AM. The following were present:

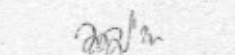
1. Executive Director,
2. CGM(Estate)
3. G.M. (Planning)
4. Superintending Engineer-I
5. A.O. (Engg. Wing/Planning)

It was brought out that as per the judgement dated 27.1.1995 Additional District Judge, Jalandhar had enhanced the land compensation to Rs. 1,15,000/- per acre. The Corporation as well land owners filed the appeal in the Hon'ble Punjab & Haryana High Court against the judgement dated 27.01.1995. Hon'ble Court vide its judgement dated 14.05.2008, in the case titled as Gurbhajan Singh V/s The Land Acquisition Collector and others, enhanced the land compensation from Rs. 1,15,000/- per acre to Rs. 2,04,600/- per acre. The court also announced that at the same time four appellants, namely Gurbhajan Singh, Gursharan Singh, Harjit Singh and Jasbir Singh are also held entitled to 10% Severance charges of market value of the acquired land. The SLPs filed by the Corporation have been dismissed by the Hon'ble Supreme Court of India vide its judgement dated 01.07.2014. The Collector Land Acquisition Office was requested vide office letter No. Planning Section/2122 dated 19.09.2014 to send the calculation sheets in respect of above said four appellants. Reminder has also been issued in this regard, but the needful is still awaited. Planning Section has prepared the cost sheet of Rs. 15,66,58,565/- (Rs. fifteen crore sixty six lac fifty eight thousand five hundred and sixty five only) which include all statutory benefits available under the act, except 10% Severance charges of market value as announced by the court for four appellants.

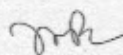
Keeping in view the above, the cost sheet has been prepared & the Committee recommends for issuance of demand notices to the allottees of the plots of Leather Complex Jalandhar for recovery of Rs. 224/- per sq. yd. as on 31.12.2014 towards enhanced land cost, as per judgement dated 14.05.2008 passed by Hon'ble Punjab & Haryana High Court. Further interest @ 15% per annum will be added by the Estate Wing w.e.f. 01.01.2015.

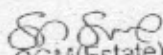
Further, this cost sheet will be revised on account of 10% Severance charges of market value as announced by the court for four appellants, after the calculation sheet is received from Collector Land Acquisition Office.


SE (Plg)

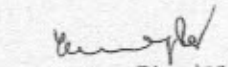

AO (Engg. Wing/Plg)


SE-I


G.M. (Plg)


CGM (Estate)


E.D.


Managing Director

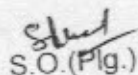
DD-2-14

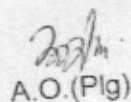
Leather Complex Jalandhar – Tentative Cost Sheet on a/c of enhancement of land compensation as per the orders of Hon'ble Punjab & Haryana High Court vide judgement dated 14.05.2008 (SLPs dismissed in the Hon'ble Supreme Court of India vide order dated 01.07.2014

S.No	Particulars	Amount	Remarks
1.	Cost of 222.28 Acre Land as per of Hon'ble Pb. & Haryana High Court judgement Dated 14.05.2008 @ Rs.2,04,600/- Rs. 4,54,78,488.00 – 2,58,86,754.00 = Rs. 1,95,91,734.00 Amount 2,58,86,754.00 has been deducted as was charged in previous cost sheet, on the basis of Judgement dated 27.01.1995 passed by ADJ, Jalandhar	1,95,91,734.00	Hon'ble Punjab & Haryana High Court vide its judgement dated 14.05.2008 enhanced the land compensation to 2,04,600/- per acre
2.	Add solatium @ 30% on Rs. 1,95,91,734.00	58,77,520.00	
3.	Add AMV @ 12% from 06.04.1985 to 14.08.1987 (862 days) on Rs. 1,95,91,734.00	55,52,244.00	
4.	Total of 1+2+3	3,10,21,498.00	
5.	Interest @ 9% from 15.08.1987 to 14.08.1988 on Rs. 3,10,21,498.00	27,91,935.00	
6.	Interest @ 15% from 15.08.1988 to 31.12.2014 (9636 days) on Rs. 3,10,21,498.00	12,28,45,132.00	
	Total of col no. 4+5+6 Saleable area 144.80 Acre X4840 =700832 Sq. Yds. 15,66,58,565/700832 = Rs.223.53 per sq. yd.	15,66,58,565.00 Rs. 223.53 per sq. yd. say Rs. 224/- per sq. yd	Further interest @ 15% per annum may be added by the Estate Wing w.e.f. 01.01.2015

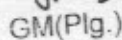
Remarks:

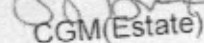
- Stamp duty would be recoverable from the allottees as & when payment is made by the Corporation.
- Besides above, as per judgement 10% severance charges has been allowed to four appellants namely Gurbachan Singh, Gursharan Singh, Harjit Singh and Jasbir Singh. The cost sheet will be revised later, as and when the calculation of severance charges is received from Collector Land Acquisition office.


S.O. (Plg.)

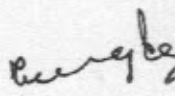

A.O. (Plg.)


SE-1


GM (Plg.)


CGM (Estate)


E.D.


Managing Director