



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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Address: C-3 HUDA HQ Sector-6,
Panchkula

To

The Estate Officer,
HUDA, Faridabad.

**NO.HUDA-CCF-ACCTT-II-2017/
DATED:-**

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-48, Part-I, Faridabad.

1. Kindly refer to the subject cited above.
2. It is inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court vide order dated 02.07.2009 in RFA No.1015/92 pertaining to the acquired land for the development of Sector-48, Part-I, Faridabad, the recovery rate of additional price (**2nd EC**) has been worked out @ **₹ 3045 per Sq. Mtr. for General Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HUDA, Panchkula under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulation, 1978, which shall be payable by the transferees or lessee with respect to the land or building sold or leased to them in Sector-48, Part-I, Faridabad. Detailed calculations are attached herewith at **Annexure "A"**.
3. You are requested to issue recovery notices immediately to the transferees or lessee with respect to the land or building sold or leased to them in Sector-48, Part-I, Faridabad under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/- 147178 Dated:- 9/8/17

A copy of the above is forwarded to the following for kind information and necessary action:-

1. The Administrator, HUDA, Faridabad alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-48, Part-I, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. As per policy approved by Authority, vide Agenda Item No. 22 in its 111th meeting held on 27.07.2016, the calculations of the Additional Price under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978, are now being made in respect of Sector-48, Part-I, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 4098 dated 31.05.2017.

Table No. 1

Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (F) 1950/99 dated 11.6.99			
Sector-48, Part-I, Faridabad			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total Area Acquired	94.55	233.54
2	Area under undetermined use	27.84	68.76
3	Area falling in Sector-49	1.60	3.95
4	Area allotted to N.E.F.M. In St.	16.44	40.61
5	Area under institutional cum group housing	6.65	16.43
6	Area under housing board	3.70	9.14
7	Net Area Planned	38.32	94.65
Details of planned area			
1	Area under plots	11.40	28.16
2	Area under shopping centre	1.36	3.36
3	Area under Educational Institutional	0.87	2.15
4	Area under medical institute	0.40	0.99
5	Area under Water Works	0.40	0.99
6	Area under Electric Sub-Station	0.14	0.35
7	Area under P.U.S.	0.21	0.52
8	Area under Police Post	0.09	0.22
9	Area under Roads, open space green belt	23.45	57.92
	Total	38.32	94.65

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Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	28.16		
2	Area under shopping centre	3.36		
3	Area under Educational Institutional	1.08	1.07	
4	Area under medical institute	0.99		
5	Area under Water Works		0.99	
6	Area under Electric Sub-Station		0.35	
7	Area under P.U.S.		0.52	
8	Area under Police Post		0.22	
9	Area under Roads, open space green belt		57.92	
	Total Area	33.59	61.07	

Total Area = 33.59+61.07=94.66 Acre

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		HC Court		SC Court	
		3	4	5	6	7	8	9	10
1	2	No. & Date	Amount (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)
48	228.09 Acre (124.46+103.63)	1 & 8 dt. 06.04.89 & 29.03.89	350000	10/93 dt. 21.11.96	435600	1015/92 Dt. 02.07.09	968000	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				85600	-----	532400	-----	-----

Table No.4						
Calculations of Total liabilities of 124.46 Acres on account of enhanced compensation of ADJ order pertaining to Award No. 1 dated 06.04.1989 (A)						
Sr. No.	Particulars	Period	Total Days		Amount in ₹ (Per Acre)	
1	Amount of enhanced compensation as at (A)					85,600.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	25,680.00
3	Add: 12% additional interest	20-04-87	06-04-89	718	(Section 23 (IA) of LA Act, 1894)	20,206.00
4					Total	1,31,486.00
5	Add: 9% additional Interest (one year)	07-04-89	08-04-90	367	(Section 28 of LA Act, 1894)	11,834.00
6	Add: 15% Interest	09-04-90	29-07-94	1573	(Section 28 of LA Act, 1894)	84,998.00
7					Total	2,28,318.00
8	Total Liability 124.46*228318				Total	2,84,16,458.00

Calculations of Total liabilities of 103.63 Acres on account of enhanced compensation of ADJ Order pertaining to Award No. 8 dated 29.03.89 (B)						
Sr. No.	Particulars	Period	Total Days		Amount in ₹ (Per Acre)	
9	Amount of enhanced compensation as at (A)					85,600.00
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	25,680.00
11	Add: 12% additional interest	20-04-87	29-03-89	710	(Section 23 (IA) of LA Act, 1894)	19,981.00
12					Total	1,31,261.00
13	Add: 9% additional Interest (one year)	30-03-89	29-03-90	365	(Section 28 of LA Act, 1894)	11,813.00
14	Add: 15% Interest	30-03-90	29-07-94	1583	(Section 28 of LA Act, 1894)	85,392.00
15					Total	2,28,466.00
16	Total Liability 103.63*1420975				Total	2,36,75,932.00
17	Total Area of Award No.1 & 8 (124.46+103.63)					228.09
18	Total Liability of 228.09 acre				Grand Total (A+B)	5,20,92,390.00
19	Total Liability per acre					2,28,385.00

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Table No. 5			
Revised calculation of 1st Additional Price			
1	Total liability per acre	2,28,385.00	Rs.
2	Total Land as per layout Plan	94.65	Acre
3	Total saleable Area as per layout plan	33.59	Acre
4	Total liability of Sector-48, Part-I, Faridabad (228385*94.65)	2,16,16,640.00	
5	Additional Price for General Category per Sq. Mtr.(21616640/33.59/4047)	159.00	per sq. mtr.
6	Less: Already conveyed as Ist Instalment vide this office letter dated 29.07.1994	137.24	Per Sq.Mtr.
7	Less Conveyed	22.00	Per Sq.Mtr.

Table No.6							
Calculations of Total liabilities of 124.46 Acres on account of enhanced compensation of High Court order pertaining to Award No. 1 dated 06.04.1989(A)							
Sr. No.	Particulars	Period	Total Days			Amount in ₹ (Per Acre)	
1	Amount of enhanced compensation as at (A)						5,32,400.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,59,720.00	
3	Add: 12% additional interest	20-04-87	06-04-89	718	(Section 23 (IA) of LA Act, 1894)	1,25,676.00	
4					Total	8,17,796.00	
5	Add: 9% additional Interest (one year)	07-04-89	08-04-90	367	(Section 28 of LA Act, 1894)	73,602.00	
6	Add: 15% Interest	09-04-90	30-06-17	9945	(Section 28 of LA Act, 1894)	33,42,321.00	
7					Total	42,33,719.00	
8	Total Liability 124.46*4233719				Total	52,69,28,667.00	

Calculations of Total liabilities of 103.63 Acres on account of enhanced compensation High Court order pertaining to Award No. 8 dated 29.03.89 (B)

Sr. No.	Particulars	Period		Total Days	Amount in ₹ (Per Acre)
9	Amount of enhanced compensation as at (A)				5,32,400.00
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894) 1,59,720.00
11	Add: 12% additional interest	20-04-87	29-03-89	710	(Section 23 (IA) of LA Act, 1894) 1,24,275.00
12					Total 8,16,395.00
13	Add: 9% additional Interest (one year)	30-03-89	29-03-90	365	(Section 28 of LA Act, 1894) 73,476.00
14	Add: 15% Interest	30-03-90	30-06-17	9955	(Section 28 of LA Act, 1894) 33,39,950.00
15					Total 42,29,821.00
16	Total Liability 103.63*4229821				Total 43,83,36,350.00
17	Total Area of Award No.1 & 8 (124.46+103.63)				228.09
18	Total Liability of 228.09 acre				Grand Total (A+B) 96,52,65,017.00
19	Total Liability per acre				42,31,948.00

Table No. 7			
Calculation of 2nd Additional Price			
1	Total liability	42,31,948.00	Rs.
2	Total Land as per layout Plan	94.65	Acre
3	Total saleable Area as per layout plan	33.59	Acre
4	Total liability of Sector-48, Part-I, Faridabad (4231948*94.65)	40,05,53,878.00	
5	Additional Price for General Category per Sq. Mtr. (400553878/94.65/4047)	2,947.00	Per Sq.Mtr.
6	Add: Previous less conveyed upto 1st EC of Rs. 22.00 per sq. mtr. (with 15% interest w.e.f. 29.07.1994 to 30.06.2017 (8402 days)	98.00	Per Sq.Mtr.
7	2nd EC for General Category	3,045.00	Per Sq.Mtr.

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