



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

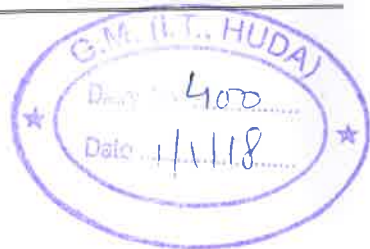
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Address: C-3 HUDA HQ Sector-6,
Panchkula



To

The Estate Officer,
HUDA, Fatehabad.

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

**Subject:- Recovery of Additional Price (2nd EC) pertaining to the
acquired land for the development of Sector-11,
Fatehabad.**

1. Please refer to the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court vide order dated 22.07.15 in No. 5585/14 pertaining to the acquired land for the development of Sector-11, Fatehabad, the recovery rate of additional price (2nd EC) has been worked out @ **Rs. 5209.00 Per Sq. Mtr. for General Category and @ Rs. 302.00 Per Sq. Mtr. for EWS 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-11, Fatehabad. 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-11, Fatehabad, 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/-246728 Dated:- 29/11/17

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

1. The Administrator, HUDA, Hisar 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

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Annexure-"A"

Calculation of additional price of Sector-11, Fatehabad 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-11, Fatehabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 7620 dated 14.06.2017.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (F) 133/2011 dated 30.08.2011/17.06.2013		
Sector-11, Fatehabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Area of Sector	151.79
2	Area under release structure	4.14
3	Area under CLU Granted (2.7.+0.20)	2.90
4	Area under Sector road (half)	12.00
5	Total Planned Area	132.75
Detail of Planned area of the Sector		
1	Area under plots	48.82
2	Area under commercial use	5.23
3	Area under Electric Sub Station	3.22
4	Area under taxi stand	0.48
5	Area under Community Centre	2.03
6	Area under Dharmshala	0.43
7	Area under Primary School/Nursery School/ Creche	2.12
8	Area under Religious Building	0.62
9	Area under nursing home/clinic	0.89
10	Area under Police Post	0.50
11	Area under EWS Housing	26.00
12	Area under roads, green belts, open space, boosting station, T.W. & parking	42.41
	Total	132.75

Table No. 2				
Sector-11, Fatehabad				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	48.82		
2	Area under commercial use	5.23		
3	Area under Electric Sub Station		3.22	
4	Area under taxi stand		0.48	
5	Area under Community Centre		2.03	
6	Area under Dharmshala		0.43	
7	Area under Primary School/Nursery School/ Creche	1.06	1.06	
8	Area under Religious Building		0.62	
9	Area under nursing home/clinic	0.89		
10	Area under Police Post		0.5	
11	Area under EWS Housing	26.00		
12	Area under roads, green belts, open space, boosting station, T.W. & parking		42.41	
	Total Area	82.00	50.75	

Total Area : 82.00+50.75=132.75 Acres

Table No. 3									
Detail of orders of enhanced compensation, Sector-11, Fatehabad									
Sect or No.	Total area as per layout plan	Original Award		Additional District Judge		HC Court		SC Court	
1	2	3	4	5	6	7	8	9	10
		No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
11	151.79 Acre	2 dt.	1200000	RBT-161-LA/08	4670600	5585/14 Dt.	7187400	dt. 08.01.16	disposed
		31.03.08		dt.		22.07.15			
				24.12.13					
	Calculation regarding Additional Price has been calculated on the basis of Hon'ble High Court orders.				-----	-----	2516800	-----	-----

Table No.4							
Calculations of Total liabilities of 688.17 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 2 dated 31.03.08							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)						25,16,800.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	7,55,040.00
3	Add:	12% additional interest	04-07-06	31-03-08	637	(Section 23 (IA) of LA Act, 1894)	5,27,080.00
4						Total	37,98,920.00
5	Add:	9% additional Interest (one year)	01-04-08	31-03-09	365	(Section 28 of LA Act, 1894)	3,41,903.00
6	Add:	15% Interest	01-04-09	31-12-17	3197	(Section 28 of LA Act, 1894)	49,91,156.00
7						Total	91,31,979.00

Table No. 5					
Calculation of 2nd Additional Price					
1	Total liability per acre	91,31,979.00	Rs.		
2	Total area as per layout plan	132.75	Acre		
3	Total Saleable area as per layout plan	82.00	Acre		
4	Total liability of the sector-11, Fatehabad (9131979*132.75)	1,21,22,70,212.00	Rs.		
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	10,310.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	598.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(10310x 56x 4047)	2,33,65,75,920.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(598x 26x 4047)	6,29,22,756.00	
8		(C)	Total	2,39,94,98,676.00	
9	Amount for EC (General Category)	(A/Cx1212270212)		1,18,04,80,495.00	
10	Amount for EC (EWS Category)	(B/Cx1212270212)		3,17,89,717.00	
11	E.C. for General Category	(1180480495/ 56/4047)		5,209.00	Per Sq.Mtr.
12	E.C. for EWS Category	(31789717/ 26/4047)		302.00	Per Sq.Mtr.