



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, Sonapat.

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

**Subject:- Recovery of Additional Price (2nd EC) pertaining to the
acquired land for the development of Sector-23,
Sonapat.**

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 30.05.2008 in RFA No.662 of 1996 pertaining to the acquired land for the development of Sector-23, Sonapat, the recovery rate of additional price (**2nd EC**) has been worked out @ ₹ 483.14 **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-23, Sonapat. 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-23, Sonapat 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,
or Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/-

Dated:-24/7/17

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

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

DA/As Above:

Chief Accounts Officer,
or Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-23, Sonapat 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-23, Sonapat.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 3772 dated 22.05.2017.

Table No. 1			
Detail of area, as per the approved layout cum Demarcation Plan bearing drawing no. DTP (S) 705/90 dated 13.05.1990			
Sector-23, Sonapat			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total Acquired land sector-23	173.70	429.04
2	Released land & the Possession 2.55 Not given by the Land Acquisition Officer Rohtak thickly Built up Area 17.21+2.55 Acres	8.00	19.76
3	Net Area Planned	165.70	409.28
Details of planned area			
1	Area under Residential Plot	62.96	155.51
2	Area under Group Housing, Housing Board	18.57	45.87
3	Area under HUDA Land	13.17	32.54
4	Area under Shopping Centre	2.80	6.92
5	Area Convenient Shopping-3	0.80	1.98
6	Area under High School-2	3.94	9.73
7	Area under Primary School-5	2.30	5.68
8	Area under Nursury School (N.S)-9	0.33	0.82
9	Area under Creche	0.16	0.40
10	Area under undetermined use	0.80	1.98
11	Area under Bhart Ghar/Community Centre	0.80	1.98
12	Area under health Centre	1.01	2.49
13	Area under dispensary (Disp.)	0.52	1.28
14	Area under Nursing Homes-2	0.19	0.47
15	Area under police Post	0.15	0.36
16	Area under Post & Telegraph (P&T)	0.14	0.34
17	Area under Releigious Building (R.B.)-2	0.19	0.47
18	Area under Institutions	1.28	3.16
19	Area under Disposal & Stores	2.77	6.84
20	Area under Electric Sub-Station -(1)	0.08	0.19
21	Area under Nusury	1.57	3.88
22	Area under roads park, Green Belt and Open Spaces	51.07	126.14
23	Area under disposal pump (1)	0.10	0.25
	Total	165.70	409.28

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Residential Plot	155.51		
2	Area under Group Housing, Housing Board	45.87		
3	Area under HUDA Land	32.54		
4	Area under Shopping Centre	6.92		
5	Area Convenient Shopping-3	1.98		
6	Area under High School-2	4.87	4.86	
7	Area under Primary School-5	2.84	2.84	
8	Area under Nursury School (N.S)-9	0.41	0.41	
9	Area under Creche	0.40		
10	Area under undetermined use		1.98	
11	Area under Bhart Ghar/Community Centre		1.98	
12	Area under health Centre	2.49		
13	Area under dispensary (Disp.)	1.28		
14	Area under Nursing Homes-2	0.47		
15	Area under police Post		0.36	
16	Area under Post & Telegraph (P&T)		0.34	
17	Area under Religious Building (R.B.)-2		0.47	
18	Area under Institutions	3.16		
19	Area under Disposal & Stores	6.84		
20	Area under Electric Sub-Station -(1)		0.19	
21	Area under Nusury	3.88		
22	Area under roads park, Green Belt and Open Spaces		126.14	
23	Area under disposal pump (1)	0.25		
	Total Area	269.71	139.57	

Total Area = 269.71+139.57=409.28 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	
1	2	3	4	5	6	7	8	9	10
		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)
23	385.56 Acre	3 dt. 28.03.90	100000	68/94 dt. 12.12.95	237160	662/96 Dt. 30.05.08	372680	Pending	Pending
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				137160	-----	135520	-----	-----

Table No.4							
Calculations of Total liabilities of 385.56 Acres on account of enhanced compensation pertaining to Award No. 3 dated 28.03.1990							
Sr. No.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1		Amount of enhanced compensation as at (A)					1,37,160.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	41,148.00
3	Add:	12% additional interest	16-12-88	28-03-90	468	(Section 23 (IA) of LA Act, 1894)	21,104.00
4						Total	1,99,412.00
5	Add:	9% additional Interest (one year)	29-03-90	28-03-91	365	(Section 28 of LA Act, 1894)	17,947.00
6	Add:	15% Interest	29-03-91	18-06-97	2274	(Section 28 of LA Act, 1894)	1,86,355.00
7						Total	4,03,714.00
8		Total Liability 409.28*403714				Total	16,52,32,066.00

Table No. 5

Revised calculation of 1st Additional Price

1	Total liability	16,52,32,066.00	Rs.
2	Total Land as per layout Plan	409.28	Acre
3	Total saleable Area as per layout plan	269.71	Acre
4	Additional Price for General Category per Sq. Mtr. 16523206 269.7 4047 Less: Already conveyed as Ist Instalment vide this office letter dated 18.06.1997 103.10	151.38	per sq. mtr.
5		123.31	Per Sq.Mtr.
6	Less: Con ed	28.07	Per Sq.Mtr.

Table No. 6

Calculations of Total liabilities of 385 56 Acres on account of enhanced compensation pertaining to Award No. 3 dated 28.03 1990

Sr. No	Particulars	Period	Total	Amount in ₹ (Per Acre)
9	Amount of enhanced compensation as at A			1,35,520.00
	30% Add: Solatium			
10	12% Add: additional interest	16-12-88 28-03-90	468	40,656.00
11				20,852.00
12				1,97,028.00
	9% Add: additional Interest	29-03-90 28-03-91	365	
13	one r 15% Interest	29-03-91 31-05-17	9561	17,733.00
14	Add			7,74,158.00
15				9,88,919.00
16	Total Liabil	409.28*988919	Total	40,47,44,768.00

Table No. 7			
Calculation of 2nd Additional Price			
1	Total liability	40,47,44,768.00	Rs.
2	Total Land as per layout Plan	409.28	Acre
3	Total saleable Area as per layout plan	269.71	Acre
4	Additional Price for General Category per Sq. Mtr. (404744768/269.71/4047)	371.00	Per Sq.Mtr.
5	Add: Previous less conveyed upto 1st EC of Rs. 28.00 per sq. mtr. (with 15% interest w.e.f. 18.06.1997 to 31.05.2017 (7288 days)	112.14	Per Sq.Mtr.
6	2nd EC for General Category	483.14	Per Sq.Mtr.

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