



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, Panipat.

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



Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-29, Part-II, Panipat.

1. In partial modification of this office letter No. HUDA-CCF-Acctt-II/2017-53805-07 dated 27.03.2017 on 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 29.05.2009. in RFA No.363 of 2005 pertaining to the acquired land for the development of Sector-29, Part-II, Panipat, the recovery rate of additional price (**1st EC**) has been worked out @ ₹ **2829.95 Per Sq. Mtr. instead of @ ₹ 2892.95 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-29, Part-II, Panipat. 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-29, Part-II, Panipat 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/- 64873 Dated:- 12/4/17

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 G.M.(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Calculation of additional price of Sector-29, Part-II, Panipat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that additional price of land of Sector-29, Part-II, Panipat has been fixed by Hon'ble High Court vide order dated 29.5.2009, vide which land cost of Sector-29, Part-II, Panipat is enhanced and accessed @ ₹ 332.21 Per. Sq. Yd (₹ 16,08,000/- Per Acre).
2. Now the policy to calculate the Additional Price has been approved by HUDA authority in its 111th meeting at Agenda No. 22 and calculations are now to be made as per this policy and Additional price is required to be fixed under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978. **For brevity, regulation 2(b) is reproduced below :-**

"ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" means such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect to land or building sold or leased to him in a sector on account of the enhancement of compensation of any land or building in the same sector by the Court on a reference made under section 18 of the Land Acquisition Act, 1894, and the amount of cost incurred in respect of such reference."

Now, in view of award of Hon'ble Supreme Court and as per Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 and as per the new policy, following calculations have been made to arrive at the additional amount which shall be payable by the Allottees/Transferees or lessees of Sector-29, Part-II, Panipat.
3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-29, Part-II, Panipat supplied by the CTP, HUDA, Panchkula as per latest layout plan and calculations are made on the basis of actual liability as per the calculations made by the Zonal Administrator, HUDA, Rohtak at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of EC of Sector-29, Part-II, Panipat has been prepared a under :-



Detail of area of Sector-29, Part-II, Panipat as per approved layout Plan by DTP (PN) vide Drg No. DTP (PN) 244/03 dated 20.02.2003, as conveyed by DTP, Panipat vide letter No.463 dated 23.02.2017

Sector-29, Part-II, Panipat		
Area of Sector-29, Part-II, Panipat		
1	2	3
Sr No.	Particulars	(Area in Acre)
1	Total Acquired land	602.18
2	Area to be planned in Sector-30	4.45
3	Area falls in Sector-28	20.75
4	Area under stay	3.90
5	Net Area Planned	573.08
Details of planned area of the sector		
1	Area under Plots	249.11
2	Area under Effluent Treatment Plant (ETP)	8.52
3	Area under Shopping Centre/Convenient Shopping	9.10
4	Area under Water Works	18.52
5	Area under Police Post	0.65
6	Area under public utilities	3.54
7	Area under HUDA Land	24.29
8	Area under Dispensary/ Clinic	0.37
9	Area under Religious Building	0.64
10	Area under public and Semi-Public Building	1.45
11	Area under Roads, Open Space, green belt, park and existing structure	256.89
	Total	573.08

Note : As per award total land was acquired 577.09 acres vide Award no. 1, 2, 3 and 4 dated 11.04.2002, but net planned area as per report of DTP, Panipat is 573.08 acres.



Detail of area of Sector-29, Part-II, Panipat as per approved layout Plan by DTP (PN) vide Drg No. DTP (PN) 244/03 dated 20.02.2003, as conveyed by DTP, Panipat vide letter No.463 dated 23.02.2017

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Plots	249.11		
2	Area under Effluent Treatment Plant (ETP)		8.52	
3	Area under Shopping Centre/Convenient Shopping	9.10		
4	Area under Water Works		18.52	
5	Area under Police Post		0.65	
6	Area under public utilities		3.54	
7	Area under HUDA Land	24.29		
8	Area under Dispensary/ Clinic	0.37		
9	Area under Religious Building		0.64	
10	Area under public and Semi-Public Building	1.45		
11	Area under Roads, Open Space, green belt, park and existing structure		256.89	
	Total Area	284.32	288.76	0.00

Total Area: 284.32 + 288.76 = 573.08 Acre

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Sector-29, Part-II, Panipat (A) (58.48 Acre)

Days						
	Particulars	From	To	Total Days		Amount in ₹
	Rate Awarded by Hon'ble High Court RFA No. 363 of 2005 date of decision 29.05.2009 @ 1608000 PER ACRE (332.23x484 0 per Sq					

Sector-29, Part-II, Panipat (B) (179.91 Acre)						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate Awarded by Hon'ble High Court RFA No. 363 of 2005 date of decision 29.05.2009 @ 1608000 PER ACRE (332.23x4840 per Sq. Yd.)					16,08,000.00
Less	Rate of Award @ Rs. 350000/-per Acre					3,50,000.00
	ADDITIONAL PRICE OF LAND					12,58,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	3,77,400.00
Add:	12% additional interest	12-09-01	11-04-02	211	(Section 23 (IA) of LA Act, 1894)	87,267.00
					Total	17,22,667.00
Add:	9% additional interest (one year)	12-04-02	11-04-02	1 Yr	(Section 28 of LA Act, 1894)	1,55,040.00
Add:	15% Interest	12-04-02	31-03-17	5467	(Section 28 of LA Act, 1894)	38,70,337.00
					Grand Total	57,48,044.00
	Total Liability 179.91x5748044				Total (B)	1,03,41,30,596

Sector-29, Part-II, Panipat - (C) - (165.56 Acre)						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate Awarded by Hon'ble High Court RFA No. 363 of 2005 date of decision 29.05.2009 @ 1608000 PER ACRE (332.23x4840 per Sq. Yd.)					16,08,000.00
Less	Rate of Award @ Rs. 400000/- per Acre					4,00,000.00
	ADDITIONAL PRICE OF LAND					12,08,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	3,62,400.00
Add:	12% additional interest	12-09-01	11-04-02	211	(Section 23 (IA) of LA Act, 1894)	83,799.00
					Total	16,54,199.00
Add:	9% additional interest (one year)	12-04-02	11-04-02	1 Yr	(Section 28 of LA Act, 1894)	1,48,878.00
Add:	15% Interest	12-04-02	31-03-17	5467	(Section 28 of LA Act, 1894)	37,16,509.00
					Grand Total	55,19,586.00
	Total Liability 165.56*5519 586				Total (C)	91,38,22,658

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Sector-29, Part-II, Panipat - (D) - (169.13 Acre)						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate Awarded by Hon'ble High Court RFA No. 363 of 2005 date of decision 29.05.2009 @ 1608000 PER ACRE (332.23x4840 per Sq. Yd.)					16,08,000.00
Less	Rate of Award @ Rs. 350000/-per Acre					3,50,000.00
	ADDITIONAL PRICE OF LAND					12,58,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	3,77,400.00
Add:	12% additional interest	12-09-01	11-04-02	211	(Section 23 (IA) of LA Act, 1894)	87,267.00
					Total	17,22,667.00
Add:	9% additional interest (one year)	12-04-02	11-04-02	1 Yr	(Section 28 of LA Act, 1894)	1,55,040.00
Add:	15% Interest	12-04-02	31-03-17	5467	(Section 28 of LA Act, 1894)	38,70,337.00
					Grand Total	57,48,044.00
	Total Liability 169.13*5748044					97,21,66,682.00
					Total (D)	
		Grand Total (A+B+C+D)				3,25,62,65,549

Note : As per award total land was acquired 577.09 acres vide Award no. 1, 2, 3 and 4 dated 11.04.2002, but net planned area as per report of DTP, Panipat is 573.08 acres, but difference 4.01 acre (173.14-4.01= 169.13 Acre) of Award area has been adjusted .

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Sector-29, Part-II, Panipat				
1	Total liability	3,25,62,65,549.00		
2	E.C. for General Category	(3256265549.00 /284.32/4047)	2,829.95	Per Sq. Mtr.

