

Additional Price Calculation order No. 03/2015

HARYANA URBAN DEVELOPMENT AUTHORITY,

SECTOR-6, PANCHKULA.

NO. HUDA-CCF-ACCTT-II-2015/- 8024-25

DATED: 28/4/15

To

The Estate Officer,
HUDA, Hisar.

Subject: Recovery of enhanced Compensation in respect of Sector-3,5 & 6(Part-II), Hansi.

Please refer to the subject cited above.

In pursuance of the reference filed by land-owners under Section-18 of the Land Acquisition Act, the Hon'ble Additional District Judge vide order dated 31.05.2014 in LA case titled as Lajwanti etc. Vs State of Haryana (set of 159 cases) has Enhanced the Compensation and ordered to pay Compensation @ Rs.1000/- per sq. yd. in respect of land acquired under Award No.1 dated 03.08.2007.

Now, additional price of Rs.4012.46 per sq. yd. (Rs.4798.90 per sq. mtrs.) for General Category on account of this enhancement has been determined by Chief Administrative under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulation, 1978, which shall be payable by the plot holders of Sector-3, 5 & 6(Part-II), Hansi.

You are requested to issue recovery notices under regulation 10(2) of HUDA (Disposal of Land & Building Regulation, 1978) for enhanced compensation of the allottees of sector-3,5 & 6(Part-II), Hansi. *immediately to avoid loss of interest to HUDA.*


(Manohar Lal),
Sr. Accounts Officer,
for Chief Controller of Finance,
HUDA, Panchkula

CC to:-

A copy of the above is forwarded to the Administrator, HUDA, Hisar alongwith calculation sheet for information and necessary action please He is requested to take necessary action in the matter immediately, under intimation to this office.

Calculation of Sector-3,5 & 6(Part-II), Hansi:-

	Rate per sq.yd. as per the Additional District Judge order dated 31.05.2014		1000.00	
	Rate per Acre as per the Additional District Judge order i.e. 1000 x 4840		48,40,000.00	
Add:	30% Solatium	(Section 23(2) of LA Act, 1894)	14,52,000.00	
Add:	12% additional interest w.e.f. 29.08.2005 to 03.08.2007 (1 Year 11 Months & 6 Days)	(Section 23 (IA) of LA Act, 1894)	5,80,800.00	(1 Years)
			5,32,400.00	11 Months)
			9,547.00	(6 Days)
		Total	74,14,747.00	
Less:	Amount of award announced by LAO, Hisar in Award No. 1 and 2 dated 03.08.2007		13,71,450.00	
		Balance	60,43,297.00	
Add:	9% additional interest w.e.f. 04.08.2007 to 03.08.2008 (1 Year)	(Section 28 of LA Act, 1894)	5,43,897.00	1 Year
Add:	15% Interest w.e.f. 04.08.2008 to 30.04.2015 (6 Years 8 months 27 days)	(Section 28 of LA Act, 1894)	54,38,967.00	(6 Years)
			6,04,330.00	(8 Months)
			67,056.00	(27days)
		Grand Total	1,26,97,547.00	
Less:	Interest @ 15% w.e.f. 03.08.2007 to 31.12.2009 has already been included at the time of price fixation of land (2 Years 4 Months & 28 Days)		4,95,787.00	
		Net Enhancement Per Acre	1,22,01,760.00	
	Enhancement 192.70 x 12201760/-		2,35,12,79,152.00	



The area statement supplied by DTP, Hisar vide No.153 dated 28.01.2015 and layout plan supplied by CTP vide Drawing No.3431 dated 05.03.2009:-

Sector-3, 5 & 6 (Part-II), Hansi

Sr No	Area of Sector-3, 5 & 6 (Part-II), Hansi			
1	2	3	4	5
		Area of Sector-5 (in acre)	Area of Sector-6 (in Acre)	(Area in Acre)
1	Total area of Sector-5	167.25	67.50	234.75
2	Area under vegetable marker	15.00	-	15.00
3	Area under bye pass	-	5.55	5.55
4	Area under released land/construction	0.00	21.50	21.50
	Net area planned	152.25	40.45	192.70
Details of planned area of the sector				
1	Area under Residence plots	56.04	13.44	69.48
2	Area under Ashiana Schemes (EWS)	18.75	-	18.75
3	Area under Mini Sectt./Judicial Complex	12.73	-	12.73
4	Area under shopping centre	7.35	3.307	10.657
5	Area under Group Housing	1.25	0.508	1.758
6	Area under Banquet Hall	2.50	-	2.50
7	Area under Primary/Creches/Nursery Schools	1.76	1.72	3.48
8	Area under Poly clinic	1.25	-	1.25
9	Area under nursing home/clinic	0.32	0.30	0.62
10	Area under women hostel	1.00	-	1.00
11	Area under Police Post	0.30	-	0.30
12	Area under Electric sub-station	2.00	-	2.00
13	Area under Roads Green belts and open spaces, parking	47.00	17.487	64.487
14	Area under religious building	-	0.28	0.28
15	Area reserved for HUDA land	-	0.415	0.415
16	Area under Day care centre	-	0.413	0.413
17	Area under Institution purpose	-	2.58	2.58
	Total Area	152.25	40.45	192.70

Sector-3, 5 & 6, (Part-II), Hansi

SNO		Total Saleable	Proportionat e Area of Saleable / Common Area	Total (3+4) (In Acres) Saleable Area	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5	6	
1	Area under Residence plots	69.48	41.10	110.58		
2	Area under Ashiana Schemes (EWS)	18.75	11.09	29.84		
3	Area under Mini Sectt./Judicial complex	12.73	7.53	20.26		
4	Area under shopping centre	10.66	6.30	16.96		
5	Area under Housing Society	1.76	1.04	2.80		
6	Area under Institution purpose	2.58	1.53	4.11		
7	Area under primary/Creches/Nursery Schools	1.74	1.03	2.77	1.74	
8	Area under Poly clinic	1.25	0.74	1.99		
9	Area under nursing home/clinic	0.62	0.37	0.99		
10	Area under women hostel				1.00	
11	Area under Police Post				0.30	
12	Area under Electric sub-station (2.00/3)				0.67	1.33
13	Area under Roads Green belts and open spaces, parking				64.49	
14	Area under religious building				0.28	
15	Area reserved for HUDA land	0.415	0.25	0.66		
16	Area under Day care centre					0.413
17	Area under Banquet Hall				2.50	
	Total	119.98	70.98	190.96	70.98	1.74



Sector-3,5 and 6,(Part-II), Hansi

1	Total liability	2,35,12,79,152.00	
2	Total Land acquired	192.70	
3	E.C. per Acre	1,22,01,760.00	
4	Total Land as per layout plan	190.96	
5	Proportionate Enhancement	2,33,00,48,090.00	
6	Additional price for General Category as per Regulation 2(b) (2330048090/119.98/4840)	4012.46	Per sq. yd.

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