

**HARYANA SHAHARI VIKAS PRADHIKARAN,
SECTOR-6, C-3, PANCHKULA**

Memo No. HUDA-CCF-Acctt-II-2018/

Dated:



To

The Estate Officer,
HSVP, Rohtak.

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-3, Rohtak.

1. In continuation of this office letter No. HSVP-CCF-Acctt-II-2017/41756 dated 07.03.2017 on the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ Court vide order dated 30.04.93 & 20.12.93, Hon'ble High Court vide order dated 05.11.09 pertaining to the acquired land for the development of Sector-3, Rohtak, the recovery rate of additional price (**1st EC**) has been worked out @ **Rs. 335.76 Per Sq. Mtr. instead of Rs.317.38 per sq mtr** for **General Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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-3, Rohtak. 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-3, Rohtak, under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/-84955556

Dated:- 30/4/18

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

1. The Administrator, HSVP, Rohtak alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HSVP(HQ), Panchkula alongwith calculation sheet for uploading on HSVP. It is also requested to confirm the generation of notices to the allottees as per Policy of HSVP.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HSVP, Panchkula

Annexure-"A"

Revised calculation of additional price of Sector-3, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

- As per information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 2296 dated 30.03.2018, Revised calculation of additional price of Sector-3, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 has been prepared, which is as under:-

Table No. 1		
Detail of revise area as per the approved layout cum Demarcation Plan by DTP, Rohtak bearing drawing no. DTP (R) 1539/04 dated 07.04.2004, 1544/04 dt. 20.05.2004 & 1750/09 dt. 31.7.09		
Area of Sector-3, Rohtak		
Sr. No.	Particulars	(Area in Acre)
1	Total acquired land including half of sector dividing road	219.94
2	Area under half of sector dividing road	13.65
3	Released Area	3.30
4	Net Area Planned	202.99
Details of planned area		
1	Area under Institutional Building	4.12
2	Area under central Excise (2.88+0.5+2.0+4.10)	9.48
3	Area under HIPA Building site	1.05
4	Area under Gramin Bank Site	0.9
5	Area under Institute of Chartered Accountant building site	0.74
6	Area under Govt. Staff Quarter site	5.91
7	Area under Police station site	2.32
8	Area under 132 K V E.S.S Site	6.14
9	Area under Excise & Taxation Deptt. site	0.94
10	Area under HUDA Office Complex site	2.5
11	Area under EPF Office	0.68
12	Area under Senior Citizen Club	0.56
13	Area under Resource Centre Office	0.30
14	Area under FCI Office	0.23
15	Area under Viklang Punarwas Kentre site	0.12
16	Area under Shopping Centre (5.69+.61+3.25)	9.55
17	Area under Club/Community Centre	1.83
18	Area under Primary School site (.85+1.24+.76)	2.85
19	Area under Nursery School site (6 Nos.)	1.696
20	Area under Electric store	0.164
21	Area under Boosting Station	0.76
22	Area under Poly Clinic (2 Nos.)	1.54
23	Area under Clinic (6 Nos.)	0.35
24	Area under Nursing Home (5 Nos.)	0.534
25	Area under Diagnostic Lab	0.1
26	Area under public institutional building (.73+6.71)	7.44
27	Area under Social institutional	0.5
28	Area under plots	29.61
29	Area under housing Board Haryana	20.37
30	Area under High Tension Line, Open Space, Green Belt & Roads	89.706
Total		202.99

Table No. 2				
Sector-3, Rohtak				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Institutional Building	4.12		
2	Area under central Excise (2.88+0.5+2.0+4.10)	9.48		
3	Area under HIPA Building site		1.05	
4	Area under Gramin Bank Site	0.90		
5	Area under Institute of Chartered Accountant building site	0.74		
6	Area under Govt. Staff Quarter site	5.91		
7	Area under Police station site		2.32	
8	Area under 132 K V E.S.S Site		6.14	
9	Area under Excise & Taxation Deptt. site	0.94		
10	Area under HUDA Office Complex site	2.50		
11	Area under EPF Office	0.68		
12	Area under Senior Citizen Club		0.56	
13	Area under Resource Centre Office		0.30	
14	Area under FCI Office	0.23		
15	Area under Viklang Punarwas Kentre site		0.12	
16	Area under Shopping Centre (5.69+.61+3.25)	9.55		
17	Area under Club/Community Centre		1.83	
18	Area under Primary School site (.85+1.24+.76)	1.42	1.43	
19	Area under Nursery School site (6 Nos.)	0.84	0.85	
20	Area under Electric store		0.164	
21	Area under Boosting Station		0.76	
22	Area under Poly Clinic (2 Nos.)	1.45		
23	Area under Clinic (6 Nos.)	0.35		
24	Area under Nursing Home (5 Nos.)	0.53		
25	Area under Diagnostic Lab	0.10		
26	Area under public institutional building (.73+6.71)	7.44		
27	Area under Social institutional		0.5	
28	Area under plots	29.61		
29	Area under housing Board Haryana	20.37		
30	Area under High Tension Line, Open Space, Green Belt & Roads		89.71	
		97.16	105.73	

Total area = 97.16+105.73 = 202.99 acres

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 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)
3, Rohtak	69.82 Acre	4 dt. 29.03.90	64000	dt. 30.04.93	75000	05.11.09	145200	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				11000	-----	70200	-----	-----
3, Rohtak	105.88 Acre	4 dt. 29.03.90	145200	dt. 30.04.93	169400	05.11.09	217800	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				24200	-----	48400	-----	-----
3, Rohtak	58.23 Acre	4 dt. 29.03.90	242000	dt. 30.04.93	242000	05.11.09	290400	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				0	-----	48400	-----	-----
3, Rohtak	75.59 Acre	18 dt. 25.03.91	242000	dt. 20.12.93	242000	05.11.09	290400	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				0	-----	48400	-----	-----

Table No. 4							
Calculations of Total liabilities of 69.82 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 4 dated 29.03.1990							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					70,200.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	21,060.00
3	Add:	12% additional interest	26-12-88	29-03-90	459	(Section 23 (IA) of LA Act, 1894)	10,593.00
4						Total	1,01,853.00
5	Add:	9% additional Interest (one year)	30-03-90	29-03-91	365	(Section 28 of LA Act, 1894)	9,167.00
6	Add:	15% Interest	30-03-91	31-03-17	9499	(Section 28 of LA Act, 1894)	3,97,603.00
7						Total	5,08,623.00
8		Total Liability 69.82*508623				Total (A)	3,55,12,058.00

Calculations of Total liabilities of 105.88 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 4 dated 29.03.1990							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)						48,400.00
10	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	14,520.00
11	Add:	12% additional interest	26-12-88	29-03-90	459	(Section 23 (IA) of LA Act, 1894)	7,304.00
12						Total	70,224.00
13	Add:	9% additional Interest (one year)	30-03-90	29-03-91	365	(Section 28 of LA Act, 1894)	6,320.00
14	Add:	15% Interest	30-03-91	31-03-17	9499	(Section 28 of LA Act, 1894)	2,74,133.00
15						Total	3,50,677.00
16		Total Liability 105.88*350677				Total (B)	3,71,29,681.00

Calculations of Total liabilities of 58.23 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 4 dated 29.03.1990							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
17	Amount of enhanced compensation as at (A)						48,400.00
18	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	14,520.00
19	Add:	12% additional interest	26-12-88	29-03-90	459	(Section 23 (IA) of LA Act, 1894)	7,304.00
20						Total	70,224.00
21	Add:	9% additional Interest (one year)	30-03-90	29-03-91	365	(Section 28 of LA Act, 1894)	6,320.00
22	Add:	15% Interest	30-03-91	31-03-17	9499	(Section 28 of LA Act, 1894)	2,74,133.00
23						Total	3,50,677.00
24		Total Liability 58.23*350677				Total (C)	2,04,19,922.00

Calculations of Total liabilities of 75.59 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 18 dated 23.03.1991

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
25	Amount of enhanced compensation as at (A)			48,400.00
26	Add: 30% Solatium		(Section 23(2) of LA Act, 1894)	14,520.00
27	Add: 12% additional interest	26-12-88	25-03-91 820	(Section 23 (IA) of LA Act, 1894) 13,048.00
28				Total 75,968.00
29	Add: 9% additional Interest (one year)	26-03-91	25-03-92 366	(Section 28 of LA Act, 1894) 6,837.00
30	Add: 15% Interest	26-03-92	31-03-17 9137	(Section 28 of LA Act, 1894) 2,85,255.00
31				Total 3,68,060.00
32	Total Liability 75.59*368060			Total (D) 2,78,21,655.00
33	Total liability of 309.52 acres (69.82+105.88+58.23+75.59)			Grand total (A+B+C+D) 12,08,83,316.00
34	Area of Sector-3, Rohtak is 185.86 (146.37+38.89)			6,50,400.00

Table No. 5			
Calculation of 1st Additional Price, Sector-3, Rohtak			
1	Total liability per acre	6,50,400.00	Rs.
	Total award area acquired	309.52	Acre
2	Total Land as per layout Plan	202.99	Acre
3	Total saleable Area as per layout plan	97.16	Acre
4	Total liability of Sector-3, Rohtak Faridabad (650400*202.99)	13,20,24,696.00	Rs.
5	Additional Price for General Category per Sq. Mtr.(132024696/97.16/4047)	335.76	per sq. mtr.