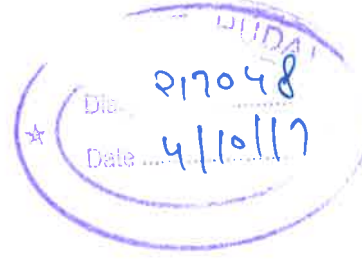


To

The Estate Officer,
HUDA, Rohtak.**NO.HUDA-CCF-ACCTT-II-2017/
DATED:-****Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-4 Ext. and 5, Rohtak.**

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 ADJ and High Court vide order dated 24.12.2010 and 01.09.2014 pertaining to the acquired land for the development of Sector-4 Ext. and 5, Rohtak, the recovery rate of additional price has been worked out which are as under :-

Sr. no.	Sector	General Category (Rate Per Sq. Mtr.)	EWS Category (Rate Per Sq. Mtr.)
1	Sector-4 Ext., Rohtak	3747.00	299.00
2	Sector-5, Rohtak	4317.00	236.00

3. 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-4 Ext. and 5, Rohtak. Detailed calculations are attached herewith at **Annexure "A"**.
4. 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-4 Ext. and 5, 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.

DA/As Above:Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula**Endst.No.HUDA-CCF-Acctt-II-2017/-183/01-02 Dated:- 29/9/17**

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

Annexure-"A"

Calculation of additional price of Sector-4 Ext. and 5, Rohtak 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-4 Ext. and 5, Rohtak.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 3772 dated 22.05.2017.

Table No. 1									
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)
4-5, Rohtak	455.14 Acre (116.23+338.91)	3 & 4 dt. 29.12.04	450000	193-L/05 dt. 24.12.10	865435	2250/11 Dt. 01.09.14	1831500	Nil	Nil
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				415435	-----	966065	-----	-----

Table No.2						
Calculations of Total liabilities of 455.14 (116.23+338.91 Acres) on account of enhanced compensation as per ADJ court order pertaining to Award No. 3 & 4 dated 29.12.2004 (A)						
Sr. No.		Particulars	Period		Total Days	Amount in ₹ (Per Acre)
1	Amount of enhanced compensation as at (A)					4,15,435.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 1,24,631.00
3	Add:	12% additional interest	04-01-02	29-12-04	1091	(Section 23 (IA) of LA Act, 1894) 1,49,010.00
4						Total 6,89,076.00
5	Add:	9% additional Interest (one year)	30-12-04	29-12-05	365	(Section 28 of LA Act, 1894) 62,017.00
6	Add:	15% Interest	30-12-05	31-08-17	4263	(Section 28 of LA Act, 1894) 12,07,205.00
7						Total 19,58,298.00
8		Total Liability 455.14*1958298			Total	89,12,99,752.00

Calculations of Total liabilities of 455.14 (116.23+338.91 Acres) on account of enhanced compensation as per Hon'ble High court order pertaining to Award No. 3 & 4 dated 29.12.2004 (B)							
Sr. No.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
9		Amount of enhanced compensation as at (A)					9,66,065.00
10	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,89,820.00
11	Add:	12% additional interest	04-01-02	29-12-04	1091	(Section 23 (IA) of LA Act, 1894)	3,46,513.00
12						Total	16,02,398.00
13	Add:	9% additional Interest (one year)	30-12-04	29-12-05	365	(Section 28 of LA Act, 1894)	1,44,216.00
14	Add:	15% Interest	30-12-05	31-08-17	4263	(Section 28 of LA Act, 1894)	28,07,270.00
15						Total	45,53,884.00
16		Total Liability 455.14*4553884				Total	2,07,26,54,764.00
17		Total Area of Award No.3 & 4 (116.23+338.91)					455.14
18		Total Liability of 455.14 acre				Grand Total (A+B)	2,96,39,54,516.00
19		Total Liability per acre					65,12,182.00

Table No. 3		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (R) dated 11.6.99		
Sector-4 Ext., Rohtak		
Sr. No.	Particulars	(Area in Acre)
1	Net Planned Area	55.10
Details of planned area		
1	Area under Shopping Centre	3.55
2	Area under Convenient Shopping	1.21
3	Area under Senior Secondary School	5.00
4	Area under GYM Khana Club	6.27
4	Area under Group Housing	5.39
5	Area under Primary School	1.97
6	Area under Nursery School	0.30
7	Area under taxi Stand	0.83
8	Area under Garbage Collection centre	1.00
9	Area under Creche	20.00
10	Area under Religious Building	0.64
11	Area under Nursing Home	0.50
12	Area under DPDO Office	0.40
13	Area under Site for Institutional Use	1.00
14	Area under Clinic Site	1.24
15	Area under Milk Booths	0.004
16	Area under approved site for Ashiana Scheme Area	5.80
	Total	55.10

Table No. 4				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Shopping Centre	3.55		
2	Area under Convenient Shopping	1.21		
3	Area under Senior Secondary School	2.50	2.50	
4	Area under GYM Khana Club	6.27		
5	Area under Group Housing	5.39		
6	Area under Primary School	0.99	0.98	
7	Area under Nursery School	0.15	0.15	
8	Area under taxi Stand		0.83	
9	Area under Garbage Collection centre		1.00	
10	Area under Creche		20.00	
11	Area under Religious Building		0.64	
12	Area under Nursing Home	0.50		
13	Area under DPDO Office	0.40		
14	Area under Site for Institutional Use	1.00		
15	Area under Clinic Site	1.240		
16	Area under Milk Booths	0.004		
17	Area under approved site for Ashiana Scheme Area	5.80		
	Total Area	29.00	26.10	

Total Area = 29.00+26.10=55.10 Acre



Table No.5					
Calculation of 1st Additional price of Sector-4 EXT., Rohtak					
1	Total liability per acre	65,12,182.00			
2	Total Land as per layout Plan	55.10			
3	Total saleable Area as per layout plan	29.00			
4	Total liability of the Sector-4 Ext,, Rohtak (6512182* 55.10)	35,88,21,228.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	6,000.00	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	478.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(6000x 23.20x 4047)	56,33,42,400.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 5.80x 4047)	1,12,19,903.00	
8		(C)	Total	57,45,62,303.00	
9	Amount for EC (General Category)	(A/Cx 358821228)		35,18,14,261.00	
10	Amount for EC (EWS Category)	(B/Cx 358821228)		70,06,967.00	
11	E.C. for General Category	(351814261/ 23.20/4047)		3,747.00	Per Sq.Mtr.
12	E.C. for EWS Category	(7006967/ 5.80/ 4047)		299.00	Per Sq.Mtr.

Table No. 6		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (R) 1796/10 dated 11.10.10		
Sector-5, Rohtak		
Sr. No.	Particulars	(Area in Acre)
1	Acquired area under sector-5	161.277
2	Reserve for ITI Campus	15.00
3	Land exchanged from HUDA (78K 16M) (Private land of jagbir Singh Narwal)	21.20
4	Land reserved for Public & Semi Public	3.82
5	Area under 30M Green Belt	10.76
6	Net Planned Area	110.49
Details of planned area		
1	Area under residential plots	23.16
2	Area under EWS Housing Pockets	14.07
3	Area under Shopping Centre	4.68
4	Area under Group Housing	9.13
5	Area under Grid Sub-Station	2.52
6	Area under Boosting Station	0.89
7	Area under Police Post	0.49
8	Area under Poly Clinic	1.20
9	Area under Primary School	2.07
10	Area under N.S (Nursery School)	0.50
11	Area under crèche	0.46
12	Area under R.B. (Religious)	0.54
13	Area under N.H. (Nursing Home)	0.25
14	Area under Clinic	0.25
15	Area under Taxi Stand	1.00
16	Area under Fire Station	2.44
17	Area under Community Centre	1.94
18	Area under Milk Booths	0.01
19	Area under Day Care Centre	0.46
20	Area under Roads, park, Open Spaces and HUDA Land	44.46
Total		110.52

Table No. 7				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under residential plots	23.16		
2	Area under EWS Housing Pockets	14.07		
3	Area under Shopping Centre	4.68		
4	Area under Group Housing	9.13		
5	Area under Grid Sub-Station		2.52	
6	Area under Boosting Station		0.89	
7	Area under Police Post		0.49	
8	Area under Poly Clinic	1.20		
9	Area under Primary School	1.04	1.03	
10	Area under N.S (Nursery School)	0.25	0.25	
11	Area under Creche		0.46	
12	Area under R.B. (Religious)		0.54	
13	Area under N.H. (Nursing Home)	0.25		
14	Area under Clinic	0.25		
15	Area under Taxi Stand		1.00	
16	Area under Fire Station		2.44	
17	Area under Community Centre		1.94	
18	Area under Milk Booths	0.01		
19	Area under Day Care Centre	0.46		
20	Area under Roads, park, Open Spaces and HUDA Land		44.46	
	Total Area	54.50	56.02	

Total Area = 54.50+56.02= 110.52 Acre

Table No. 8					
Calculation of 1st Additional price of Sector-5, Rohtak					
1	Total liability per acre	65,12,182.00			
2	Total Land as per layout Plan	110.52	Acre		
3	Total saleable Area as per layout plan	54.50	Acre		
4	Total liability of the Sector-5, Rohtak (6512182*110.52)	71,97,26,355.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	8,750.00	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	478.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(8750x 40.43x 4047)	1,43,16,76,838.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 14.07x 4047)	2,72,17,937.00	
8		(C)	Total	1,45,88,94,775.00	
9	Amount for EC (General Category)	(A/Cx 719726355)		70,62,98,747.00	
10	Amount for EC (EWS Category)	(B/Cx 719726355)		1,34,27,608.00	
11	E.C. for General Category	(706298747/ 40.43/4047)		4,317.00	Per Sq.Mtr.
12	E.C. for EWS Category	(13427608/ 14.07/ 4047)		236.00	Per Sq.Mtr.