



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, Rohtak.

NO. HUDA-CCF-ACCTT-II-2017/ 189348

DATED:- 10/10/2017

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-6, 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 30.11.2010 and 01.09.2014 pertaining to the acquired land for the development of Sector-6, Rohtak, the recovery rate of additional price (1st EC) has been worked out @ ₹ 4006.00 Per Sq. Mtr. for General Category and @ ₹ 219.00 Per Sq. Mtr. for EWS 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-6, 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-6, 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/-189350-51

Dated:- 10/10/17

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-6, 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-6, Rohtak.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4668 dated 22.06.2017. The area of Sport Complex (90.60 Acre) and area of Grid Station (2.00 acre) has not included in Saleable Area during fixation the price of Sector-6, Rohtak being the part of EDC. Hence, the same has been excluded from the Net Planned area.

Table No. 1

Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (F) 1950/99 dated 11.6.99		
Sector-6, Rohtak		
Sr. No.	Particulars	(Area in Acre)
1	Area under acquisition boundary (As per Award) excluding released area	334.24
2	Area falls in Sector36A	22.38
3	Area under Sector-6	311.86
4	Area under Green Belt	7.21
5	Net Planned Area	304.65
Details of planned area		
Detail of Block A		
1	Area under residential plot (Block A) (32.39)	32.39
2	Area under dispensary	1.25
3	Area under Group Housing	2.47
4	EWS Housing Site	6.64
5	Commercial Belt 'A'	9.66
6	Facilities and Amenities Block A	
7	Nursing School	1.06
8	Nursing Home	0.29

9	Clinic	0.20
10	Police Post	0.54
11	Religious Building	0.46
12	Taxi Stand	1.70
13	Primary School	1.32
14	Boosting Station	1.10
	Detail of Area Block B	
15	Sport Complex (EDC)	90.60
16	Grid SubStation (EDC)	2.00
17	technical Education Site	22.48
18	Science Park	11.50
19	Commercial Belt 'B'	3.86
20	Banquet Hall	3.82
21	Senior Secondary School	5.00
22	Site for Garbage Dumping	2.00
23	HUDA Town & Country Planning, Staff Colony	8.00
24	Officer Colony	9.71
25	Institutional Use	3.71
26	Unacquired Land	2.00
27	Area under Roads, Parks and Open Spaces	80.89
	Total	304.65

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 (Block A) (32.39)	32.39		
2	Area under dispensary		1.25	
3	Area under Group Housing	2.47		
4	EWS Housing Site	6.64		
5	Commercial Belt 'A'	9.66		
6	Facilities and Amenities Block A			
7	Nursing School	0.53	0.53	
8	Nursing Home	0.29		
9	Clinic	0.20		
10	Police Post		0.54	
11	Religious Building		0.46	
12	Taxi Stand		1.70	
13	Primary School	0.66	0.66	
14	Boosting Station		1.10	
15	Technical Education Site	11.24	11.24	
16	Science Park		11.50	
17	Commercial Belt 'B'	3.86		
18	Banquet Hall	3.82		
19	Senior Secondary School	2.50	2.50	
20	Site for Garbage Dumping		2.00	
21	HUDA Town & Country Planning, Staff Colony	8.00		
22	Officer Colony	9.71		
23	Institutional Use	3.71		
24	Unacquired Land	2.00		
25	Area under Roads, Parks and Open Spaces		80.89	
	Total Area	97.68	114.37	

Total Area = 97.68+114.37=212.05 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)
6	532.12 Acre (409.32 + 122.80)	5 & 6 dt. 29.12.04	350000	89/06 dt. 30.11.10	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)				515435		966065		

Table No.4						
Calculations of Total liabilities of 532.12 Acres on account of enhanced compensation as per ADJ court order pertaining to Award No. 5 & 6 dated 29.12.2004 (A)						
Sr. No.		Particulars	Period		Total Days	Amount in ₹ (Per Acre)
1		Amount of enhanced compensation as at (A)				5,15,435.00
2	Add:	30% Solatium			(Section 23(2) of LA Act, 1894)	1,54,631.00
3	Add:	12% additional interest	01-01-02	29-12-04	1094	(Section 23 (IA) of LA Act, 1894)
4						1,85,387.00
4						Total
5	Add:	9% additional Interest (one year)	30-12-04	29-12-05	365	(Section 28 of LA Act, 1894)
6	Add:	15% Interest	30-12-05	31-08-17	4263	(Section 28 of LA Act, 1894)
7						76,991.00
7						Total
8		Total Liability 532.12*2431127				Total
						1,29,36,51,299.00

Calculations of Total liabilities of 532.12 Acres on account of enhanced compensation as per High court order pertaining to Award No. 5 & 6 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	01-01-02	29-12-04	1094 (Section 23 (IA) of LA Act, 1894) 3,47,466.00
12				Total 16,03,351.00
13	Add: 9% additional Interest (one year)	30-12-04	29-12-05	365 (Section 28 of LA Act, 1894) 1,44,302.00
14	Add: 15% Interest	30-12-05	31-08-17	4263 (Section 28 of LA Act, 1894) 28,08,939.00
15				Total 45,56,592.00
16	Total Liability 532.12*4556592			Total 2,42,46,53,735.00
17	Total Area of Award No.5 & 6 (409.32+122.80)			532.12
18	Total Liability of 532.12 acre			Grand Total (A+B) 3,71,83,05,034.00
19	Total Liability per acre			69,87,719.00

Table No. 5					
Calculation of 1st Additional price					
1	Total liability per acre	69,87,719.00			
2	Total Land as per layout Plan	212.05			
3	Total saleable Area as per layout plan	97.68			
4	Total liability of the Sector-6, Rohtak (6987719*212.05)	1,48,17,45,814.00			
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 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 91.04x 4047)	3,22,38,40,200.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 6.64x 4047)	1,28,44,854.00	
8		(C)	Total	3,23,66,85,054.00	
9	Amount for EC (General Category)	(A/Cx 1481745814)		1,47,58,65,474.00	
10	Amount for EC (EWS Category)	(B/Cx 1481745814)		58,80,340.00	
11	E.C. for General Category	(1475865474 / 91.04/4047)		4,006.00	Per Sq.Mtr.
12	E.C. for EWS Category	(5880340/ 6.64/ 4047)		219.00	Per Sq.Mtr.