



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/
DATED:-**

**Subject:- Recovery of Additional Price (1st EC) pertaining to the
acquired land for the development of Sector-7, Gohana.**

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 Court vide order dated 05.02.2001 pertaining to the acquired land for the development of Sector-7, Gohana, the recovery rate of additional price (**1st EC**) has been worked out @ Rs. **607.00 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-7, Gohana. 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-7, Gohana, 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/-

Dated:-

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 Website.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-7, Gohana 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-7, Gohana.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4668 dated 22.06.2017.

Table No. 1

Detail of area as per the approved Revised layout cum Demarcation Plan			
Sector-7, Gohana			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total area of the sector	32.35	79.90
2	Net Planned Area	31.84	78.64
Details of planned area			
1	Area under housing board	2.55	6.30
2	Area under residential plots	14.40	35.57
3	Area under shopping centre	1.47	3.63
4	Area under Primary School	0.56	1.38
5	Area under Nursery School	0.38	0.94
6	Area under Creche	0.06	0.15
7	Area under dispensary	0.22	0.54
8	Area under Community centre	0.43	1.06
9	Area under Electric Sub-station	0.18	0.44
10	Area under disposal work	0.91	2.25
11	Area under Religious building (Ashram)	0.15	0.37
12	Area under water works	0.19	0.47
13	Area under Clinic nursing home	0.09	0.22
14	Area under park, roads and open spaces	10.25	25.32
	Total	31.84	78.64

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under housing board	6.30		
2	Area under residential plots	35.57		
3	Area under shopping centre	3.63		
4	Area under Primary School	0.69	0.69	
5	Area under Nursery School	0.47	0.47	
6	Area under Creche	0.15		
7	Area under dispensary		0.54	
8	Area under Community centre		1.06	
9	Area under Electric Sub-station		0.44	
10	Area under disposal work		2.25	
11	Area under Religious building (Ashram)		0.37	
12	Area under water works		0.47	
13	Area under Clinic nursing home	0.22		
14	Area under park, roads and open spaces		25.32	
	Total Area	47.03	31.61	

Total Area = 47.03+31.61=78.64 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 Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
7	79.12	2 dt. 11.11.92	175000	74RT/95 dt. 05.02.01	363000		dismiss		pending
	Enhancement amount fixed by Additional District Judge on which calculation is to be made (A)				188000	-----			

Table No. 4							
Calculations of Total liabilities of 79.12 Acres on account of enhanced compensation as per ADJ Court pertaining to Award No. 2 dated 11.11.1992							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					1,88,000.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	56,400.00
3	Add:	12% additional interest	17-11-89	11-11-92	1091	(Section 23 (IA) of LA Act, 1894)	67,433.00
4						Total	3,11,833.00
5	Add:	9% additional Interest (one year)	12-11-92	11-11-93	365	(Section 28 of LA Act, 1894)	28,065.00
6	Add:	15% Interest	12-11-93	31-12-17	8816	(Section 28 of LA Act, 1894)	11,29,775.00
7						Total	14,69,673.00
8		Total Liability 79.12*1469673				Total	11,62,80,528.00
9		Amount per acre					14,69,673.00

Table No. 5			
Calculation of Hon'ble Additional District Judge			
1	Total liability per acre	14,69,673.00	Rs.
2	Total Land as per layout Plan	78.64	Acre
3	Total saleable Area as per layout plan	47.03	Acre
4	Total liability of Sector-7, Gohana (1469673*78.64)	11,55,75,085.00	
5	Additional Price for General Category per Sq. Mtr.(115575085/47.03/4047)	607.00	per sq. mtr.