



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, Bahadurgarh.

**NO.HUDA-CCF-ACCTT-II-2017/
DATED:-**



Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-9, Part-A and B, Jhajjar.

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 23.2.2015 in No. 1254/11 and Hon'ble High Court in No. 3192/15 dated 27.11.2015 pertaining to the acquired land for the development of Sector-9, Part-A and B, Jhajjar, the recovery rate of additional price (**1st EC**) has been worked out @ **Rs. 543.00 Per Sq. Mtr. for General Category and @ Rs. 22.35 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-9, Part-A and B, Jhajjar. 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-9, Part-A and B, Jhajjar, 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/- 24857 Dated:- 29/12/17

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-9, Part-A and B, Jhajjar 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-9, Part-A and B, Jhajjar.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4200 dated 06.06.2017.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing of Sector-9 (Part-A), Jhajjar drawing no. DTP (JH) 340/09 dated 11.09.2009 and Sector-9, Part-B, Jhajjar drawing no. DTP (JH) 341/09 dated 11.09.2009		
Sector-9 Part-A and B, Jhajjar		
Sr. No.	Particulars	(Area in Acre)
1	Total area of the sector	252.80
2	Area under Released land	9.91
3	Area under Bye-pass & green Belt	33.03
4	Area under HUDA Land (Undetermined use)	22.57
5	Net Planned Area	187.29
Detail of Planned area of the Sector		
1	Area under Plot	61.79
2	Area under Shopping Center/Convent Shopping	11.168
3	Area under Group Housing Site	2.96
4	Area under Community Centre	2.08
5	Area under Sr. Sec. School/Primary School (1+3 Nos.)	9.35
6	Area under Creche Nursery School (1+1)	1.24
7	Area under Banquet Hall	4.34
8	Area under Police Post	0.53
9	Area under Institutional	1.07
10	Area under EWS Housing	15.77
11	Area under Fuel Filling Station (2Nos.)	0.74
12	Area under Dispensary	1.32
13	Area under Nursing Home/Clinic (2Nos. NH& 4 Nos. Clinic)	0.41
14	Area under Boosting Station	0.97
15	Area under Taxi Stand	1.08
16	Area under Electrics Sub Station	1.52
17	Area under Religious Site	0.260
18	Area under Play & Play Site	3.34
19	Area under Milk Booth (2Nos.)	0.01
20	Area under Children Park	0.37
21	Area under HUDA Land	0.49
22	Area under Road & Open Space & Parking	66.50
	Total	187.29

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Plot	61.79		
2	Area under Shopping Center/Convent Shopping	11.16		
3	Area under Group Housing Site	2.96		
4	Area under Community Centre		2.08	
5	Area under Sr. Sec. School/Primary School (1+3 Nos.)	4.68	4.67	
6	Area under Creche Nursery School (1+1)	1.24		
7	Area under Banquet Hall	4.34		
8	Area under Police Post		0.53	
9	Area under Institutional	1.07		
10	Area under EWS Housing	15.77		
11	Area under Fuel Filling Station (2Nos.)	0.74		
12	Area under Dispensary		1.32	
13	Area under Nursing Home/Clinic (2Nos. NH& 4 Nos. Clinic)	0.41		
14	Area under Boosting Station		0.97	
15	Area under Taxi Stand		1.08	
16	Area under Electrics Sub Station		1.52	
17	Area under Religious Site		0.26	
18	Area under Play & Play Site		3.34	
19	Area under Milk Booth (2Nos.)	0.01		
20	Area under Children Park		0.36	
21	Area under HUDA Land	0.49		
22	Area under Road & Open Space & Parking		66.50	
	Total Area	104.66	82.63	

Total Area : 104.66+82.63=187.29 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.	Order No. & Date	Amount in Rs.	Order No. & Date	Amount in Rs.	Order No. & Date	Amount in Rs.
			(per acre)		(per acre)		(per acre)		(per acre)
9, Jhajjar	243.36 Acre	4 dt.	1250000	1254/11	1489052	3192/15 Dt.	1489052	Pending	pending
		27.07.06		dt.		27.11.15			
				23.02.15					
	Enhancement amount fixed by Hon'ble ADJ Court on which calculation is to be made (A)				239052				

Table No.4							
Calculations of Total liabilities of 243.36 Acres on account of enhanced compensation pertaining to Award No. 4 dated 27.07.06 (Additional District Judge)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					2,39,052.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	71,716.00
3	Add:	12% additional interest	14-08-03	27-07-06	1079	(Section 23 (IA) of LA Act, 1894)	84,801.00
4						Total	3,95,569.00
5	Add:	9% additional Interest (one year)	28-07-06	27-07-07	365	(Section 28 of LA Act, 1894)	35,601.00
6	Add:	15% Interest	28-07-07	31-12-17	3810	(Section 28 of LA Act, 1894)	6,19,364.00
7						Total	10,50,534.00
8		Total Liability 243.36*1050534				Total	25,56,57,954.00
9		Amount per acre					10,50,534.00

Table No. 5					
Calculation of 1st Additional Price					
1	Total liability per acre	10,50,534.00	Rs.		
2	Total area as per layout plan	187.29	Acre		
3	Total Saleable area as per layout plan	104.66	Acre		
4	Total liability of the Sector-9, Jhajjar (1050534*187.29)	19,67,54,513.00	Rs.		
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	8,725.00	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	359.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(8725x 88.89x 4047)	3,13,87,12,567.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(359x 15.77x 4047)	2,29,11,807.00	
8		(C)	Total	3,16,16,24,374.00	
9	Amount for EC (General Category)	(A/Cx 196754513)		19,53,28,663.00	
10	Amount for EC (EWS Category)	(B/Cx 196754513)		14,25,850.00	
11	E.C. for General Category	(195328663/ 88.89/4047)		543.00	Per Sq.Mtr.
12	E.C. for EWS Category	(1425850/ 15.77/ 4047)		22.35	Per Sq.Mtr.