



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN  
DEVELOPMENT AUTHORITY

Tel : \_\_\_\_\_

Website: [www.huda.gov.in](http://www.huda.gov.in)

Toll Free No. 1800-180-3030

E-mail id: [ccfhuda@gmail.com](mailto:ccfhuda@gmail.com)

Address: C-3 HUDA HQ Sector-6,  
Panchkula



To

The Estate Officer,  
HUDA, Faridabad.

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

**Subject:- Recovery of Additional Price (1<sup>st</sup> EC) pertaining to the acquired land for the development of Sector-58, Faridabad.**

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 16.05.96 in No. 93/95, Hon'ble High Court vide order dated 13.02.01 in No. 2263/95 and Hon'ble Supreme Court vide order dated 10.12.14 in No. 11042/14 pertaining to the acquired land for the development of Sector-58, Faridabad, the recovery rate of additional price (1<sup>st</sup> EC) has been worked out @ **Rs. 1987.00 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-58, Faridabad. 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-58, Faridabad, 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/-246753 Dated:-29/12/17**

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

1. The Administrator, HUDA, Faridabad 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-58, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.**

1. The enhancement of Sector-58, Faridabad has been offloaded for 411.25 acre as per latest layout plan. Whereas the original award is for 491.29 acre. Hence the Administrator, HUDA, Faridabad may be requested to reconcile the utilization of balance land i.e.  $(491.296 - 411.25 \text{ acre}) = 80.04 \text{ acres}$ . The 15% interest calculation has been made upto 31.12.2017.
2. The calculation as per policy approved by Authority vide Agenda Item No. 22 in its 111<sup>th</sup> 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-58, Faridabad.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. HUDA-CAO-2017/3024 dated 20.04.2017.

| <b>Table No. 1</b>                                                                                                                                   |                                                    |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------|
| <b>Detail of area as per approved Revised layout cum Demarcation Plan of Sector-58, Faridabad bearing drawing no. DTP (F) 1882/98 dated 12.03.98</b> |                                                    |                       |
| <b>Sector-58, Faridabad</b>                                                                                                                          |                                                    |                       |
| <b>Sr. No.</b>                                                                                                                                       | <b>Particulars</b>                                 | <b>(Area in Acre)</b> |
| 1                                                                                                                                                    | Total area acquired                                | 525.44                |
| 2                                                                                                                                                    | Area under stay                                    | 9.93                  |
| 3                                                                                                                                                    | Area proposed for acquisition                      | 1.90                  |
| 4                                                                                                                                                    | Area to be transferred from J.C.B Industry to HUDA | 2.75                  |
| 5                                                                                                                                                    | Area under Scheme                                  | 540.02                |
| 6                                                                                                                                                    | Area reserved from existg industries released      | 7.79                  |
| 7                                                                                                                                                    | Area reserved for transport nagar                  | 59.60                 |
| 8                                                                                                                                                    | Area under reserved for existg industry            | 6.38                  |
| 9                                                                                                                                                    | Net area planned                                   | 466.25                |
| <b>Details of planned area</b>                                                                                                                       |                                                    |                       |
| 1                                                                                                                                                    | Area under plots                                   | 233.71                |
| 2                                                                                                                                                    | Area under Shopping Centre                         | 15.80                 |
| 3                                                                                                                                                    | Area under E.T.P & Sold Industrial Waste           | 2.00                  |
| 4                                                                                                                                                    | Area under Electric Sub-Station                    | 6.20                  |
| 5                                                                                                                                                    | Area under Public Amentier                         | 0.31                  |
| 6                                                                                                                                                    | Area under roads, green belt & open Spaces         | 153.23                |
|                                                                                                                                                      | <b>Total</b>                                       | <b>411.25</b>         |

| Table No. 2 |                                            |                |                                |                           |
|-------------|--------------------------------------------|----------------|--------------------------------|---------------------------|
| SNO         | Particular                                 | Total Saleable | Total Chargeable / Common area | Common Facility for other |
| 1           | 2                                          | 3              | 4                              | 5                         |
| 1           | Area under plots                           | 233.71         |                                |                           |
| 2           | Area under Shopping Centre                 | 15.80          |                                |                           |
| 3           | Area under E.T.P & Sold Industrial Waste   |                | 2.00                           |                           |
| 4           | Area under Electric Sub-Station            |                | 6.20                           |                           |
| 5           | Area under Public Amentier                 |                | 0.31                           |                           |
| 6           | Area under roads, green belt & open Spaces |                | 153.23                         |                           |
|             | <b>Total Area</b>                          | <b>249.51</b>  | <b>161.74</b>                  |                           |

**Total Area = 249.51+161.74=411.25 Acre**

| Table No. 3                               |                                                                                                                                    |                |                          |                           |                          |                     |                          |                             |                          |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|---------------------------|--------------------------|---------------------|--------------------------|-----------------------------|--------------------------|
| Detail of orders of enhanced compensation |                                                                                                                                    |                |                          |                           |                          |                     |                          |                             |                          |
| Sect or 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) |
| 58, FBD                                   | 491.29                                                                                                                             | 4<br>19.12.91  | 240000                   | 93/95<br>dt.<br>16.05.96  | 726000                   | 2263/95<br>13.02.01 | 798600                   | 11042/14<br>dt.<br>10.12.14 | 847000                   |
|                                           | Enhancement amount fixed by Hon'ble Additional District Judge, High Court and Supreme Court on which calculation is to be made (A) |                |                          |                           | 486000                   | -----               | 72600                    |                             | 48400                    |

| Table No.4                                                                                                                                                    |      |                                                  |          |            |                                               |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------|----------|------------|-----------------------------------------------|--------------------------|
| Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble ADJ Court pertaining to Award No. 4 dated 19.12.1991 (A) |      |                                                  |          |            |                                               |                          |
| Sr. No.                                                                                                                                                       |      | Particulars                                      | Period   | Total Days |                                               | Amount in Rs. (Per Acre) |
| 1                                                                                                                                                             |      | <b>Amount of enhanced compensation as at (A)</b> |          |            |                                               | <b>4,86,000.00</b>       |
| 2                                                                                                                                                             | Add: | 30% Solatium                                     |          |            | (Section 23(2) of LA Act, 1894)               | 1,45,800.00              |
| 3                                                                                                                                                             | Add: | 12% additional interest                          | 26-12-88 | 19-12-91   | <b>1089</b> (Section 23 (IA) of LA Act, 1894) | 1,74,001.00              |
| 4                                                                                                                                                             |      |                                                  |          |            | <b>Total</b>                                  | <b>8,05,801.00</b>       |
| 5                                                                                                                                                             | Add: | 9% additional Interest (one year)                | 20-12-91 | 19-12-92   | <b>366</b> (Section 28 of LA Act, 1894)       | 72,522.00                |
| 6                                                                                                                                                             | Add: | 15% Interest                                     | 20-12-92 | 31-12-17   | <b>9143</b> (Section 28 of LA Act, 1894)      | 30,27,714.00             |
| 7                                                                                                                                                             |      |                                                  |          |            | <b>Total</b>                                  | <b>39,06,037.00</b>      |
| 8                                                                                                                                                             |      | <b>Total Liability 491.29*3906037</b>            |          |            | <b>Total (A)</b>                              | <b>1,91,89,96,918.00</b> |

| Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 4 dated 19.12.1991 (B) |      |                                                  |          |            |                                               |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------|----------|------------|-----------------------------------------------|--------------------------|
| Sr. No.                                                                                                                                                        |      | Particulars                                      | Period   | Total Days |                                               | Amount in Rs. (Per Acre) |
| 9                                                                                                                                                              |      | <b>Amount of enhanced compensation as at (A)</b> |          |            |                                               | <b>72,600.00</b>         |
| 10                                                                                                                                                             | Add: | 30% Solatium                                     |          |            | (Section 23(2) of LA Act, 1894)               | 21,780.00                |
| 11                                                                                                                                                             | Add: | 12% additional interest                          | 26-12-88 | 19-12-91   | <b>1089</b> (Section 23 (IA) of LA Act, 1894) | 25,993.00                |
| 12                                                                                                                                                             |      |                                                  |          |            | <b>Total</b>                                  | <b>1,20,373.00</b>       |
| 13                                                                                                                                                             | Add: | 9% additional Interest (one year)                | 20-12-91 | 19-12-92   | <b>366</b> (Section 28 of LA Act, 1894)       | 10,834.00                |
| 14                                                                                                                                                             | Add: | 15% Interest                                     | 20-12-92 | 31-12-17   | <b>9143</b> (Section 28 of LA Act, 1894)      | 4,52,289.00              |
| 15                                                                                                                                                             |      |                                                  |          |            | <b>Total</b>                                  | <b>5,83,496.00</b>       |
| 16                                                                                                                                                             |      | <b>Total Liability 491.29*583496</b>             |          |            | <b>Total (B)</b>                              | <b>28,66,65,750.00</b>   |

**Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 4 dated 19.12.1991 (C)**

| 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 | 19-12-91 | 1089       | (Section 23 (IA) of LA Act, 1894) | 17,329.00                |
| 20      |      |                                           |          |          |            | Total                             | 80,249.00                |
| 21      | Add: | 9% additional Interest (one year)         | 20-12-91 | 19-12-92 | 366        | (Section 28 of LA Act, 1894)      | 7,222.00                 |
| 22      | Add: | 15% Interest                              | 20-12-92 | 31-12-17 | 9143       | (Section 28 of LA Act, 1894)      | 3,01,527.00              |
| 23      |      |                                           |          |          |            | Total                             | 3,88,998.00              |
| 24      |      | Total Liability 491.29*388998             |          |          |            | Total (C)                         | 19,11,10,827.00          |
| 25      |      | Grand Total (A+B+C)                       |          |          |            |                                   | 2,39,67,73,495.00        |
| 26      |      | Amount per acre                           |          |          |            |                                   | 48,78,531.00             |

**Table No. 5**

**Calculation of Additional Price, Hon'ble ADJ, High Court and Supreme Court**

|   |                                                                             |                   |              |
|---|-----------------------------------------------------------------------------|-------------------|--------------|
| 1 | Total liability per acre                                                    | 48,78,531.00      | Rs.          |
| 2 | Total Land as per layout Plan                                               | 411.25            | Acre         |
| 3 | Total saleable Area as per layout plan                                      | 249.51            | Acre         |
| 4 | Total liability of Sector-58, Faridabad (4878531*411.25)                    | 2,00,62,95,874.00 |              |
| 5 | Additional Price for General Category per Sq. Mtr. (2006295874/249.51/4047) | <b>1987.00</b>    | per sq. mtr. |