



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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Panchkula

To

The Estate Officer,
HUDA, Hisar.

NO.HUDA-CCF-ACCTT-II-2017/165295
DATED:- 5/8/17

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-9 and 11, Hisar.

1. In partial modification of this office letter No. HUDA-CCF-Acctt-II/2017-99034-36 dated 31.05.2017 on the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court and Supreme Court vide order dated 14.10.1999 and 19.04.2016 pertaining to the acquired land for the development of Sector-9 and 11, Hisar, the recovery rate of additional price (2nd EC) has been worked out @ **₹ 529.00 Per Sq.meter for General Category instead of ₹ 2203.00 Per Sq.meter and ₹ 52.00 Per Sq.meter for EWS Category instead of ₹ 220.00 Per Sq.meter.** 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 and 11, Hisar. 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 and 11, Hisar 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:- 5/8/17

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

1. The Administrator, HUDA, Hisar 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 and 11, Hisar under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is intimated that, the Administrator, HUDA, Hisar has sent the E:Mail dated 04.08.2017 has been received from Administrator, HUDA, Hisar in which he informed that the area in the decision of Hon'ble Supreme Court dated 19.04.2013 is 11.25 acre instead of 304.28 acre now LAO, Hisar (**memo no. 2196-99 dated 10.08.2017**) has been again intimated that the area of above said sector in SLP only **7.88 acre**. Accordingly recovery again has been prepared as per information supplied by LAO, HUDA, Hisar.
2. 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 and 11, Hisar.

Table No. 1		
Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9 and 11, Hisar bearing drawing no. DTP (H) 3307/02 dated 03.07.2002		
Sector-9 & 11, Hisar		
Sr. No.	Particulars	(Area in hect.)
1	Total area of the Scheme	304.28
2	Area under Industrial use	2.55
3	Area under Released/Unacquired Structure	1.59
4	Area under Water Works Extension	32.64
5	Area under Existing water works	4.45
6	Area under HT line Reservation	15.35
7	Area under HUDA Land	5.38
Detailed of planned area of the sector		
1	Area under Residential plots	130.15
2	Area under Shopping Centre	15.05
3	Area under Community Centre	2.00
4	Area under Police post	0.80
5	Area under Electric Substation/HUDA Elect. Sub Station	1.65
6	Area under High School	4.85
7	Area under Primary School/N.S. & Crche	4.24
8	Area under Religious Building	0.20
9	Area under Nursing Home/Clinic	0.70
10	Area under Public & semi Public use	7.56
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery	84.00
	Total	251.20

Table No. 2				
Sector-9 & 11, Hisar				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Residential plots	130.15		
2	Area under Shopping Centre	15.05		
3	Area under Community Centre		2.00	
4	Area under Police post		0.80	
5	Area under Electric Substation/HUDA Elect. Sub Station		1.65	
6	Area under High School	2.42	2.43	
7	Area under Primary School/N.S. & Creche	2.12	2.12	
8	Area under Religious Building		0.20	
9	Area under Nursing Home/Clinic	0.70		
10	Area under Public & semi Public use		7.56	
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery		84.00	
	Total Area	150.44	100.76	

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)
9 & 11, Hisar	11.25 Acre instead of 304.28 acre	2 dt. 19.05.92	300000	519/97 dt. 25.02.99	653400	Dt. 14.10.99	847000	19.04.16	1573000
	The effect of amount of Additional District Judge has already been taken during fixing the price fixation of Sector-9-11, Hisar. Hence enhancement amount has been prepared on Hon'ble High Court and Supreme Court (A)					-----	193600	-----	726000

Table No. 4						
Calculation of total liability of 304.28 acre on account of enhanced compensation as per Court order of Hon'ble High Court pertaining to Award No.2 dated 19.05.1992						
Sr. No.		Particulars	Period		Total Days	Amount in ₹ (Per acre)
1		Amount of enhanced compensation as at (A)				1,93,600.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 58,080.00
3	Add:	12% additional interest	19-05-92	17-05-95	1094	(Section 23 (IA) of LA Act, 1894) 69,632.00
4						Total 3,21,312.00
5	Add:	9% additional interest (one year)	18-05-95	17-05-96	366	(Section 28 of LA Act, 1894) 28,997.00
6	Add:	15% Interest	18-05-96	07-10-11	5621	(Section 28 of LA Act, 1894) 7,42,231.00
7						Total 10,92,540.00
8		Total Liability 304.28*1092540				Grand Total 33,24,38,071.00
9		Amount per acre (332438071/304.28)				10,92,540.00

Table No. 5					
1	Total liability per acre	10,92,540.00			
2	Total Land as per layout Plan	251.20			
3	Total saleable Area as per layout plan	150.44			
4	Total liability of the Sector-9-11, Hisar (1092540*251.20)	27,44,46,048.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,392.00	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	239.20	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2392x 143.07x 4047)	1,38,49,78,262.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 7.37x 4047)	71,34,472.00	
8		(C)	Total	1,39,21,12,734.00	
9	Amount for EC (General Category)	(A/Cx 274446048)		27,30,39,533.00	
10	Amount for EC (EWS Category)	(B/Cx 274446048)		14,06,515.00	
11	E.C. for General Category	(273039533/ 143.07/4047)		472.00	Per Sq.Mtr.
11	E.C. for EWS Category	(1406515/ 7.37/ 4047)		47.00	Per Sq.Mtr.

Table No. 6	
General category	
	Amount in per Sq. Mtr.
Revised 1st EC for General Category	472.00
Less: Already conveyed instalment 1st, EC for General Category vide letter dated 07.10.11	211.73
	260.27

EWS category	
	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	47.00
Less: Already conveyed instalment 1st, EC for EWS Category vide letter dated 07.10.2011	21.17
Less conveyed	25.83

Table No. 7								
Calculation of total liability of 7.88 acre on account of enhanced compensation as per court order of Hon'ble Supreme Court pertaining to Award No.2 dated 19.05.1992								
Sr. No.		Particulars	Period		Total Days		Amount in ₹ (Per acre)	
1		Amount of enhanced compensation as at (A)					7,26,000.00	
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,17,800.00	
3	Add:	12% additional interest	19-05-92	17-05-95	1094	(Section 23 (IA) of LA Act, 1894)	2,61,121.00	
4						Total	12,04,921.00	
5	Add:	9% additional interest (one year)	18-05-95	17-05-96	366	(Section 28 of LA Act, 1894)	1,08,740.00	
6	Add:	15% Interest	18-05-96	17-01-01	1706	(Section 28 of LA Act, 1894)	8,44,765.00	
7	Add:	15% Interest	25-06-08	30-04-17	3232	(Section 28 of LA Act, 1894)	16,00,399.00	
8						Total	37,58,825.00	
9		Total Liability 7.88*3758825					Grand Total	2,96,19,541.00
10		Amount per acre (29619541/7.88)						37,58,825.00

Table No. 8					
Calculation of 2nd Additional price					
1	Total liability per acre	37,58,825.00			
2	Total land approved by Hon'ble Supreme Court	7.88	Acre		
3	Total Land as per layout Plan	251.20	Acre		
4	Total saleable Area as per layout plan	150.44	Acre		
5	Total liability of the Sector-9-11, Hisar (3758825*7.88)	2,96,19,541.00			
6	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,392.00	Per Sq.mtr.		
7	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	239.20	Per Sq.mtr.		
8	Proportionate Ratio				
9	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2392x 143.07x 4047)	1,38,49,78,262.00	
10	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 7.37x 4047)	71,34,472.00	
11		(C)	Total	1,39,21,12,734.00	
12	Amount for EC (General Category)	(A/Cx29619541)		2,94,67,743.00	
13	Amount for EC (EWS Category)	(B/Cx29619541)		1,51,798.00	
14	E.C. for General Category	(29467743/ 143.07/4047)		51.00	Per Sq.Mtr.
15	E.C. for EWS Category	(151798/ 7.37/ 4047)		5.00	Per Sq.Mtr.

Table No. 9

General category	
	Amount in per Sq. Mtr.
2nd EC for General Category	51.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 07.10.2011 to 30.06.2017 on Rs.260.27) (2033 days)	477.72
2nd EC for General Category	529.00

EWS category

	Amount in per Sq. Mtr.
2nd EC for EWS Category	5.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 07.10.2011 to 30.06.2017 on Rs.25.83) (2033 days)	47.41
2nd EC for EWS Category	52.00