



हरियाणा शहरी विकास प्राधिकरण

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To

The Estate Officer,
HUDA, Sonapat.

NO.HUDA-CCF-ACCTT-II-2018/

DATED:-

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-14, Sonapat.

1. In continuation of this office letter No. HUDA-CCF-Acctt-II-2017/246732 dated 29.12.2017 on 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 30.05.80 in No. 1745/80, Hon'ble High Court vide order dated 05.04.84 in No. 1064/82 and Hon'ble Supreme Court vide order dated 23.03.87 in No. 779, 780, 781/87 pertaining to the acquired land for the development of Sector-14, Sonapat, the recovery rate of additional price (2nd EC) has been worked out @ **Rs. 167.94 Per Sq. Mtr. instead of Rs. 211.00 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-14, Sonapat. 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-14, Sonapat, under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/-27928 Dated:-22/2/18

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. It is also requested to confirm the generation of notices to the allottees as per Policy of HUDA.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-14, Sonapat 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-14, Sonapat.
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-14, Sonapat		
Sr. No.	Particulars	(Area in Acre)
1	Net Area Planned	198.12
Details of planned area		
1	Area under Residential Plots	83.38
2	Area under Shopping Centre, Cinema, Cold Storage cum Warehousing sites	8.47
3	Area under School	2.71
4	Area under green spaces	9.48
5	Area under sector road including 30 mtr roads	47.80
6	Area under Reserve Pocket	2.19
7	Area under Health centres	0.92
8	Area under Regional Recreation Area	27.07
9	Area under Diwan Harman Das Saraswati Devi Trust	16.10
	Total	198.12

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable/ Common area	Common Facility for other
1	2	3	4	5
1	Area under Residential Plots	83.38		
2	Area under Shopping Centre, Cinema, Cold Storage cum Warehousing sites	8.47		
3	Area under School	1.36	1.35	
4	Area under green spaces		9.48	
5	Area under sector road including 30 mtr roads		47.80	
6	Area under Reserve Pocket		2.19	
7	Area under Health centres	0.46	0.46	
8	Area under Regional Recreation Area		27.07	
9	Area under Diwan Harman Das Saraswati Devi Trust	16.10		
	Total Area	109.77	88.35	

Total Area = 109.77+88.35=198.12 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)
14	169.43	1 dt. 30.03.72	8064	1745/80 dt. 30.05.80	14520	1064/82 05.04.84	29040	779, 780, 781/87 dt. 23.03.87	48400
	Enhancement amount fixed by Additional District Judge, Hon'ble High Court and Supreme Court on which calculation is to be made (A)				6456		14520		19360

Table No.4							
Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Additional District Judge Court pertaining to Award No. 1 dated 30.03.1972							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					6,456.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,937.00
3	Add:	12% additional interest	19-06-68	30-03-72	1381	(Section 23 (IA) of LA Act, 1894)	2,931.00
4						Total	11,324.00
5	Add:	9% additional Interest (one year)	31-03-72	01-04-73	367	(Section 28 of LA Act, 1894)	1,019.00
6	Add:	15% Interest	02-04-73	01-09-84	4171	(Section 28 of LA Act, 1894)	19,411.00
7						Total	31,754.00
8		Total Liability 169.43*31754				Total (A)	53,80,080.00

Table No. 5			
Revised 1 st Calculation of Hon'ble Additional District Judge			
1	Total liability per acre	31,754.00	Rs.
2	Total award area acquired	169.43	Acre
3	Total Land as per layout Plan	198.12	Acre
4	Total saleable Area as per layout plan	109.77	Acre
5	Total liability of Sector-14, Sonapat (31754*169.43)	53,80,080.00	Rs.
6	Additional Price for General Category per Sq. Mtr.(5380080/109.77/4047)	12.00	per sq. mtr.
7	Already fixed as Ist Instalment vide this office letter dated 01.09.1984	13.50	Per Sq.Mtr.
8	Excess conveyed	(1.50)	Per Sq.Mtr.

Table No. 6							
Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 1 dated 30.03.1972 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)						14,520.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	4,356.00
3	Add:	12% additional interest	19-06-68	30-03-72	1381	(Section 23 (IA) of LA Act, 1894)	6,592.00
4						Total	25,468.00
5	Add:	9% additional Interest (one year)	31-03-72	01-04-73	367	(Section 28 of LA Act, 1894)	2,292.00
6	Add:	15% Interest	02-04-73	31-12-17	16345	(Section 28 of LA Act, 1894)	1,71,072.00
7						Total	1,98,832.00
8	Total Liability 169.43*198832					Total (A)	3,36,88,106.00

Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Hon'ble Supreme Court pertaining to Award No. 1 dated 30.03.1972 (B)

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)			19,360.00
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 5,808.00
11	Add: 12% additional interest	19-06-68	30-03-72	1381 (Section 23 (IA) of LA Act, 1894) 8,790.00
12				Total 33,958.00
13	Add: 9% additional Interest (one year)	31-03-72	01-04-73	367 (Section 28 of LA Act, 1894) 3,056.00
14	Add: 15% Interest	02-04-73	31-12-17	16345 (Section 28 of LA Act, 1894) 2,28,100.00
15				Total 2,65,114.00
16	Total Liability 169.43*265114			Total 4,49,18,265.00
17	Total liability for 169.43 acre			Grand Total (A+B) 7,86,06,371.00
18	Total Liability Per acre			4,63,946.00

Table No. 7			
2 nd Calculation of Hon'ble High Court and Supreme Court			
1	Total liability per acre	4,63,946.00	Rs.
2	Total award area acquired	169.43	Acre
3	Total Land as per layout Plan	198.12	Acre
4	Total saleable Area as per layout plan	109.77	Acre
5	Total liability of Sector-14, Sonapat (463946*169.43)	7,86,06,371.00	Rs.
6	Additional Price for General Category per Sq. Mtr.(78606791/109.77/4047)	176.95	per sq. mtr.
7	Less : 15% interest on excess convey instalment Rs.(-1.50) w.e.f. 1.09.1984 to 31.12.2017 (12175 Days)	9.01	Per Sq.Mtr.
8	Net 2nd Additional Price	167.94	Per Sq.Mtr.