

To

The Estate Officer,
HSVP, Panipat.**NO.HSVP-CCF-ACCTT-II-2018/ 31741****DATED:- 19/02/2018****Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-29, Phase-I, Panipat.**

1. Please refer to 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 02.09.1989 and Hon'ble High Court vide order dated 03.01.97 in No. 647/1996 pertaining to the acquired land for the development of Sector-29, Phase-I, Panipat, the recovery rate of additional price (**2nd EC**) has been worked out @ Rs. 966.63 for General Category. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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-29, Phase-I, Panipat. 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-29, Phase-I, Panipat, 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
HSVP, Panchkula**Endst.No.HSVP-CCF-Acctt-II-2018/- 31742,44 Dated:- 19/02/2018**

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

1. The Administrator, HSVP, Rohtak alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HSVP(HQ), Panchkula alongwith calculation sheet for uploading on HSVP Website. It is also requested to confirm the generation of notices to the allottees as per Policy of HSVP.

DA/As Above:Chief Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Annexure-"A"

Calculation of additional price of Sector-29, Phase-I, Panipat 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-29, Phase-I, Panipat.
2. As per policy the differential amount of enhancement shall be updated @ 15 % p.a upto the quarter in which determination is being made. But the enhancement calculation has been done upto 28.02.2018 @ 15 % p.a to avoid litigation/court case.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 734 dated 24.03.2017.

Table No. 1			
Detail of area as per approved Revised layout cum Demarcation Plan of Sector-29, (Phase-I), Panipat bearing drawing no. DTP (K) 595/85 dated 10.10.1985 and DTP (PN) 228/02 dt. 23.04.2002			
Sector-29, (Phase-I), Panipat			
Sr. No.	Particulars	Area in Hect	(Area in Acres)
1	Total area	55.00	135.85
a	Unacquired Area	0.13	0.32
b	Area under undetermined use	2.32	5.73
c	Area under reserved for 33 K.V Sub-Station	2.18	5.38
d	Area under Green Belt alongwith G.T. Road	2.24	5.53
2	Net Area Planned	48.13	118.89
Detailed of planned area			
1	Area under Industrial Plot	30.50	75.34
2	Area under Convenient Shopping	0.31	0.77
3	Area under E.S.I Dispensary	0.71	1.75
4	Area under Roads, Parks & Open Spaces	16.61	41.03
	Total	48.13	118.89

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	6	
1	Area under Industrial Plot	75.34		
2	Area under Convenient Shopping	0.77		
3	Area under E.S.I Dispensary		1.75	
4	Area under Roads, Parks & Open Spaces		41.03	
	Total Area	76.11	42.78	

Total Area : 76.11+42.78= 118.89 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 (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)
29, Phase-I	105.77	9 dt. 18.03.85	70000 (This amount has already been taken in price fixation)	dt. 02.09.89	dismissed	647/1996 03.01.97	387200	dismissed	dismissed
	Enhancement amount fixed by Hon'ble High Court on which calculation is to be made (A)						317200		

Table No. 4							
Calculations of Total liabilities of 105.77 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 9 dated 18.03.1985 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					3,17,200.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	95,160.00
3	Add:	12% additional interest	22-06-82	18-03-85	1001	(Section 23 (IA) of LA Act, 1894)	1,04,389.00
4						Total	5,16,749.00
5	Add:	9% additional Interest (one year)	19-03-85	18-03-86	365	(Section 28 of LA Act, 1894)	46,507.00
6	Add:	15% Interest	19-03-86	16-03-01	5477	(Section 28 of LA Act, 1894)	11,63,110.00
7						Total	17,26,366.00
8		Total Liability of 105.77*1726366				Total (A)	18,25,97,732.00

Table No. 5				
Revised 1st EC Sector-29 (Phase-I, Panipat), (High Court)				
1	Total liability per acre	17,26,366.00		
2	Total award area acquired	105.77		
3	Total planned area	118.89		
4	Total Saleable Area	76.11		
5	Total Liability of Sector-29, Phase-I, Panipat (1726366*105.77)	18,25,97,732.00		
6	E.C. for General Category	(182597732/76.11/4047)	592.82	Per Sq.Mtr.
7	Already fixed as Ist Installment vide this office letter dated 16.03.2001		320.15	Per Sq.Mtr.
8	Less conveyed		272.67	Per Sq.Mtr.
9	Add: 15% interest on Rs.272.67/- w.e.f. 16.03.2001 to 28.02.2018 (6193 Days)		693.96	Per Sq.Mtr.
10	Net 2nd Additional Price		966.63	Per Sq.Mtr.