



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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

To

The Estate Officer,
HUDA, Faridabad.

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



Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-59, 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 and Supreme Court vide order dated 12.05.1993 and 10.12.2014 pertaining to the acquired land for the development of Sector-59, Faridabad, the recovery rate of additional price (**2nd EC**) has been worked out @ Rs. 668.55 **Per Sq. Mtr.** for **General Category and Rs. 35,67,67,350.00 is to be recoverable from HSIIDC for 50 Acre land.** 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-59, 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-59, 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/- 185095

Dated:- 4/10/17

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-59, Faridabad 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-59, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 4098 dated 31.05.2017.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (F) 1879/98 dated 16.2.98		
Sector-59, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Area Finally Acquired	258.38
2	Area allotted to H.S.I.D.C	50.00
3	Area under master plan Road/Green Belt	6.93
4	Area reserved for railways	3.13
5	Land reserved for ware housing	14.50
6	Net Area Planned	183.82
Details of planned area		
1	Area under industrial plot of HUDA	67.95
2	Area reserved for HUDA	4.86
3	Area under Shop Sites of Loha Mandi	30.53
4	Area under Common Facilities (Including of Weigh Bridge/Water Works)	6.30
5	Area under Roads/parking/pavements	74.18
	Total	183.82

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Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under industrial plot of HUDA	67.95		
2	Area reserved for HUDA	4.86		
3	Area under Shop Sites of Lohā Mandi	30.53		
4	Area under Common Facilities (Including of Weigh Bridge/Water Works)		6.30	
5	Area under Roads/parking/pavements		74.18	
	Total Area	103.34	80.48	

Total Area = 103.34+80.48=183.82 Acre

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)
59	303.28	9 20.03.91	200000	41/92 dt. 12.05.93	726000	4873/09 23.02.12	Dismissed	31873/12 dt. 10.12.14	847000
	Enhancement amount fixed by ADJ and Supreme Court on which calculation is to be made (A)				526000	-----			121000

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Table No.4							
Calculations of Total liabilities of 303.28 Acres on account of enhanced compensation as per ADJ Court pertaining to Award No. 9 dated 20.03.1991 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1	Amount of enhanced compensation as at (A)						5,26,000.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,57,800.00
3	Add:	12% additional interest	10-06-88	20-03-91	1014	(Section 23 (IA) of LA Act, 1894)	1,75,353.00
4						Total	8,59,153.00
5	Add:	9% additional Interest (one year)	21-03-91	20-03-92	366	(Section 28 of LA Act, 1894)	77,324.00
6	Add:	15% Interest	21-03-92	30-04-96	1502	(Section 28 of LA Act, 1894)	5,30,321.00
7						Total	14,66,798.00
8		Total Liability 303.28*1466798				Total	44,48,50,497.00

Table No. 5			
Calculation of Additional Price, ADJ Court			
1	Total liability per acre	14,66,798.00	Rs.
2	Total Land as per layout Plan	183.82	Acre
3	Total saleable Area as per layout plan	103.34	Acre
4	Total liability of Sector-59, Faridabad (1466798*183.82)	26,96,26,808.00	
5	Additional Price for General Category per Sq. Mtr.(269626808/103.34/4047)	645.00	per sq. mtr.

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Table No. 6	
General category	
	Amount in per Sq. Mtr.
Revised 1st EC for General Category	645.00
Less: Already conveyed instalment 1st, EC for General Category vide letter dated 30.04.1996	587.54
Less Conveyed	57.47

Table No. 7							
Calculations of Total liabilities of 303.28 Acres on account of enhanced compensation as per Hon'ble Supreme Court pertaining to Award No. 9 dated 20.03.1991 (B)							
Sr.No.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1		Amount of enhanced compensation as at (A)					1,21,000.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	36,300.00
3	Add:	12% additional interest	10-06-88	20-03-91	1014	(Section 23 (IA) of LA Act, 1894)	40,338.00
4						Total	1,97,638.00
5	Add:	9% additional Interest (one year)	21-03-91	20-03-92	366	(Section 28 of LA Act, 1894)	17,787.00
6	Add:	15% Interest	21-03-92	31-08-17	9295	(Section 28 of LA Act, 1894)	7,54,950.00
7						Total	9,70,375.00
8		Total Liability 303.28*970375				Total	29,42,95,330.00

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Table No. 8			
Calculation of Additional Price, Supreme Court			
1	Total liability per acre	9,70,375.00	Rs.
2	Total Land as per layout Plan	183.82	Acre
3	Total saleable Area as per layout plan	103.34	Acre
4	Total liability of Sector-59, Faridabad (970375*183.82)	17,83,74,333.00	
5	Additional Price for General Category per Sq. Mtr.(178374333/103.34/4047)	427.00	per sq. mtr.

Table No. 9	
General category	
	Amount in per Sq. Mtr.
2nd EC for General Category	427.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 30.04.1996 to 31.08.2017 on Rs.57.47) (7794 days)	241.55
2nd EC for General Category	668.55

Additional Price received from HSIIDC for 50 Acre land	
Particular	Amount in Rs.
Liability per acre as per ADJ Court order	14,66,798.00
15% interest w.e.f 30.04.1996 to 31.08.2017 on (7794 days) (1466798*15%*7794/365)	46,98,174.00
Total liability per acre	61,64,972.00
Total liability of 50 Acre land (6164972*50) (A)	30,82,48,600.00
Liability per acre as per Hon'ble Supreme Court order	9,70,375.00
Total liability of 50 Acre land (970375*50) (B)	4,85,18,750.00
Grand Total (A+B)	35,67,67,350.00

