

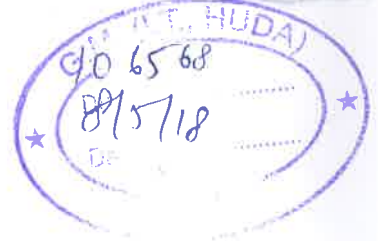
HARYANA SHAHARI VIKAS PRADHIKARAN

Memo No. HUDA-CCF-Acctt-II-2018/

Dated:

To

The Estate Officer,
HSVP, Sonapat.



Subject:- Recovery of Additional Price (3rd EC) pertaining to the acquired land for the development of Sector-7 and Part-8, Sonapat.

1. In continuation of this office letter No. HSVP-CCF-Acctt-II-2017/55123-26 dated 28.03.2017 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 vide order dated 30.05.2007 in RFA No. 2453/2000 pertaining to the acquired land for the development of Sector-7 and Part-8, Sonapat, the recovery rate of additional price (3rd EC) has been worked out **@ Rs. 672.00 Per Sq. Mtr. instead of Rs.1364.00 per sq mtr for General Category and @ Rs. 79.00 Per Sq. Mtr. instead of Rs.161.00 per sq mtr for EWS 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-7 and Part-8, 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-7 and Part-8, 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

HSVP, Panchkula

Dated:- 4/5/18

Endst.No.HSVP-CCF-Acctt-II-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. 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-7 and Part-8, Sonapat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. As per orders on NP-117, the revised calculation of E.C. in respect of Sector-7 and 8 (P), Sonapat is to be prepared since the area of the sectors has been changed i.e. 39.96 acre land is chargeable to EDC. The 'X' and 'Y' on NP-114 has been complied with.
2. The calculations of previous E.C. calculated Rs. 1364/-per sq. mtr. was based on the actual payment made to the land owners. As recovery of Rs. 46,24,28,334/- has been made on 346.49 acres whereas now the area of the Sector is 246.31 acre as per layout plan placed below. Hence the calculation of revised E.C. has been prepared on the previous format. Now, the land cost has been considered as per price fixation of Sector-7 and 8(Part), Sonapat i.e. Rs. 2,21,325/- per acre.
3. Accordingly the calculation on previous pattern is as order:-

Table No. 1			
Detail of area of Sector-7 and Part-8, Sonapat as per approved layout plan by DTP, Sonapat vide Drg No. DTP (S) 880/2000 dated 28.11.2000			
Area of Sector-7 and Part-8, Sonapat			
Sr. No.	Particulars	Area in Hectare	(Area in Acre)
1	Total acquired land Sector 3, 7 & sector road	136.39	336.88
2	Area under Green Belt along National Highway	7.55	18.65
3	Area of Green Belt Along V Road	12.94	31.96
4	Detail of Net Area Planned	115.90	286.273
Detail of Planned area of the Sector			
1	Area under Residential Plots	48.40	119.55
2	Area under Town Park (chargeable to EDC)	16.18	39.96
3	Area under Group Housing, Shopping Centre, Commercial Facilities etc	16.70	41.25
4	Area under Road & Open Space	34.62	85.51
	Total	115.90	286.27
	less area which is chargeable to EDC		
1	Area under Town Park	16.18	39.96
	Net Balance Area	99.72	246.31

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Residential Plots	119.55		
2	Area under Group Housing, Shopping Centre, Commercial Facilities etc	41.25		
3	Area under Road & Open Space		85.51	
	Total Area	160.80	85.51	

Total Area : 160.80+85.51=246.31 Acres

Table No. 3						
	Days					
	Particulars	From	To	Total Days		Amount in Rs.
	Rate per acre Awarded by Hon'ble High Court RFA No. 2453 of 2000 date of decision 30.05.2007 @ Rs. 968000 PER ACRE (200x4840 per Sq. Yd.)					9,68,000.00
Less	Rate of Award @ Rs. 221325/-per Acre at the time of price fixation					2,21,325.00
	Additional price of land					7,46,675.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,24,003.00
Add:	12% additional interest	09-11-92	05-11-95	1091	(Section 23 (IA) of LA Act, 1894)	2,67,821.00
					Total	12,38,499.00
Add:	9% additional interest (one year)	06-11-95	06-11-96	1 Year	(Section 28 of LA Act, 1894)	1,11,465.00
Add:	15% Interest	06-11-96	31-03-17	7450	(Section 28 of LA Act, 1894)	37,91,843.00
					Grand Total	51,41,807.00
	Total Liability 246.31x5141807				Total (A)	1,26,64,78,482.00
Less	Amount of Rs. 462428334/- offloaded at the time of 1st Recovery with 15% interest w.e.f. 03.03.2005	03-03-05	31-03-17	4411		83,82,62,211.00
						42,82,16,271.00

Table No. 4					
Revised Calculation of 3 rd Additional Price					
1	Total liability	42,82,16,271.00			
2	Rate of General Category	2,284.00	Per Sq.Mtr.		
3	Rate of EWS Category	269.00	Per Sq. Mtr.		
4	Proportionate Ratio				
i)	General Category	(A)	(157.14x 2284x 4047)	1,45,24,99,705.00	
ii)	EWS Category	(B)	(3.66x 269x 4047)	39,84,433.00	
		(C)	Total	1,45,64,84,138.00	
5	Amount for EC (General Category)	(A/Cx 428216271)		42,70,44,821.00	
6	Amount for EC (EWS Category)	(B/Cx 428216271)		11,71,450.00	
7	E.C. for General Category	(427044821/ 157.14/ 4047)		672.00	Per Sq.Mtr
8	E.C. for EWS Category	(1171450/ 3.66/4047)		79.00	Per Sq.Mtr.