

## HARYANA SHAHARI VIKAS PRADHIKARAN,

Memo No. HUDA-CCF-Acctt-II-2018/ 99935

Dated: 17/5/18

To

The Estate Officer,  
HSVP, Faridabad.

**Subject:- Recovery of Additional Price (3rd EC) pertaining to the acquired land for the development of Sector-8, 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 Court vide order dated 06.12.80 No. 03/80, Hon'ble High Court vide order dated 30.11.84 No. 585/81 pertaining to the acquired land for the development of Sector-8, Faridabad, the recovery rate of additional price (**3<sup>rd</sup> EC**) has been worked out @ **Rs. 117.63 Per Sq. Mtr. 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-8, 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-8, 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. 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/- 99935** Dated:- 17/5/18

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

1. The Administrator, HSVP, Faridabad 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-8, 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 111<sup>th</sup> 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-8, 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.

| <b>Table No. 1</b>                                                            |                                                                               |                       |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------|
| <b>Detail of area as per the approved Revised layout cum Demarcation Plan</b> |                                                                               |                       |
| <b>Sector-8, Faridabad</b>                                                    |                                                                               |                       |
| <b>Sr. No.</b>                                                                | <b>Particulars</b>                                                            | <b>(Area in Acre)</b> |
| 1                                                                             | Total area of the sector including 1/2 of the proportionate sector road 7 & 9 | 353.50                |
| 2                                                                             | Area under Abadi DEH village Sihi                                             | 69.64                 |
| 3                                                                             | Area under existing mandir                                                    | 0.36                  |
| 4                                                                             | Area under undetermined use                                                   | 14.01                 |
| 5                                                                             | Net Area Planned                                                              | <b>269.49</b>         |
| <b>Details of planned area</b>                                                |                                                                               |                       |
| 1                                                                             | Area under roads (peripheral road - 100, internal road - 3025                 | 60.25                 |
| 2                                                                             | Area under open spaces                                                        | 20.70                 |
| 3                                                                             | Area under shopping centre                                                    | 7.10                  |
| 4                                                                             | Area under institutions :- 73.44                                              |                       |
| i                                                                             | Area under school                                                             | 14.55                 |
| ii                                                                            | Area under hospital                                                           | 32.06                 |
| iii                                                                           | Area under ESI dispensary                                                     | 10.55                 |
| iv                                                                            | Area under rural development                                                  | 6.56                  |
| v                                                                             | Area proposed for ESI deptt.                                                  | 1.25                  |
| vi                                                                            | Area allotted 10 I.O.C Faridabad                                              | 1.62                  |
| vii                                                                           | Area under club                                                               | 1.00                  |
| viii                                                                          | Area under water works                                                        | 1.75                  |
| ix                                                                            | Area under public health services                                             | 4.10                  |
| 5                                                                             | Area under plots                                                              | 108.00                |
|                                                                               | <b>Total</b>                                                                  | <b>269.49</b>         |

| Table No. 2 |                                                               |                |                                |                           |
|-------------|---------------------------------------------------------------|----------------|--------------------------------|---------------------------|
| SNO         | Particular                                                    | Total Saleable | Total Chargeable / Common area | Common Facility for other |
| 1           | 2                                                             | 3              | 4                              | 5                         |
| 1           | Area under roads (peripheral road - 100, internal road - 3025 |                | 60.25                          |                           |
| 2           | Area under open spaces                                        |                | 20.70                          |                           |
| 3           | Area under shopping centre                                    | 7.10           |                                |                           |
| 4           | Area under institutions :- 73.44                              |                |                                |                           |
| i           | Area under school                                             | 7.28           | 7.27                           |                           |
| ii          | Area under hospital                                           | 32.06          |                                |                           |
| iii         | Area under ESI dispensary                                     |                | 10.55                          |                           |
| iv          | Area under rural development                                  | 6.56           |                                |                           |
| v           | Area proposed for ESI deptt.                                  | 1.25           |                                |                           |
| vi          | Area allotted 10 I.O.C Faridabad                              | 1.62           |                                |                           |
| vii         | Area under club                                               | 1.00           |                                |                           |
| viii        | Area under water works                                        |                | 1.75                           |                           |
| ix          | Area under public health services                             |                | 4.10                           |                           |
| 5           | Area under plots                                              | 108.00         |                                |                           |
|             | <b>Total Area</b>                                             | <b>164.87</b>  | <b>104.62</b>                  |                           |

**Total Area = 164.87+104.62=269.49 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 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) |
| Sector-8 FBD                              | 42.71 Acre                                                                                    | 3 dt. 02.01.78  | 16800 (as Minimum)       | 03/80 dt. 06.12.80        | 77440                    | 585/81 dt. 30.11.84 | 82280                    | Nil              | Nil                      |
|                                           | Enhancement amount fixed by Hon'ble ADJ and High Court on which calculation is to be made (A) |                 |                          |                           | 60640                    | -----               | 4840                     | -----            | -----                    |
| Sector-8 FBD                              | 171.64 Acre                                                                                   | 26 dt. 26.03.73 | 16800 (as Minimum)       | 03/80 dt. 06.12.80        | 77440                    | 585/81 dt. 30.11.84 | 82280                    | Nil              | Nil                      |
|                                           | Enhancement amount fixed by Hon'ble ADJ and High Court on which calculation is to be made (A) |                 |                          |                           | 60640                    | -----               | 4840                     | -----            | -----                    |

| Table No.4                                                                                                                                |      |                                           |          |          |            |                                   |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------|----------|----------|------------|-----------------------------------|--------------------------|
| Calculations of Total liabilities of 42.71 Acres on account of enhanced compensation pertaining to Award No. 3 dated 02.01.78 (ADJ Court) |      |                                           |          |          |            |                                   |                          |
| Sr No                                                                                                                                     |      | Particulars                               | Period   |          | Total Days |                                   | Amount in Rs. (Per Acre) |
| 1                                                                                                                                         |      | Amount of enhanced compensation as at (A) |          |          |            |                                   | 60,640.00                |
| 2                                                                                                                                         | Add: | 30% Solatium                              |          |          |            | (Section 23(2) of LA Act, 1894)   | 18,192.00                |
| 3                                                                                                                                         | Add: | 12% additional interest                   | 07-12-72 | 02-01-78 | 1853       | (Section 23 (IA) of LA Act, 1894) | 36,942.00                |
| 4                                                                                                                                         |      |                                           |          |          |            | Total                             | 1,15,774.00              |
| 5                                                                                                                                         | Add: | 9% additional Interest (one year)         | 03-01-78 | 02-01-79 | 365        | (Section 28 of LA Act, 1894)      | 10,420.00                |
| 6                                                                                                                                         | Add: | 15% Interest                              | 03-01-79 | 03-06-80 | 518        | (Section 28 of LA Act, 1894)      | 24,646.00                |
|                                                                                                                                           | Add: | 15% Interest                              | 04-06-80 | 26-05-81 | 357        | (Section 28 of LA Act, 1894)      | 16,985.00                |
| 7                                                                                                                                         |      |                                           |          |          |            | Total                             | 1,67,825.00              |
| 8                                                                                                                                         |      | Total Liability 42.71*167825              |          |          |            | Total (A)                         | 71,67,806.00             |

**Calculations of Total liabilities of 171.64 Acres on account of enhanced compensation pertaining to Award No. 26 dated 26.03.73 (Hon'ble ADJ Court)**

| Sr. No. | Particulars                                           | Period            | Total Days                            | Amount in Rs. (Per Acre) |
|---------|-------------------------------------------------------|-------------------|---------------------------------------|--------------------------|
| 9       | <b>Amount of enhanced compensation as at (A)</b>      |                   |                                       | <b>60,640.00</b>         |
| 10      | Add: 30% Solatium                                     |                   | (Section 23(2) of LA Act, 1894)       | 18,192.00                |
| 11      | Add: 12% additional interest                          | 07-12-72 26-03-73 | 110 (Section 23 (IA) of LA Act, 1894) | 2,193.00                 |
| 12      |                                                       |                   | <b>Total</b>                          | <b>81,025.00</b>         |
| 13      | Add: 9% additional Interest (one year)                | 27-03-73 26-03-74 | 365 (Section 28 of LA Act, 1894)      | 7,292.00                 |
| 14      | Add: 15% Interest                                     | 27-03-74 03-06-80 | 2261 (Section 28 of LA Act, 1894)     | 75,287.00                |
| 15      | Add: 15% Interest                                     | 04-06-80 26-05-81 | 357 (Section 28 of LA Act, 1894)      | 11,887.00                |
|         |                                                       |                   | <b>Total</b>                          | <b>1,75,491.00</b>       |
| 16      | <b>Total Liability 171.64*175491</b>                  |                   |                                       | <b>Total (B)</b>         |
|         |                                                       |                   |                                       | <b>3,01,21,275.00</b>    |
| 17      | <b>Total liability of 214.35 acres (42.71+171.64)</b> |                   |                                       | <b>Grand total (A+B)</b> |
|         |                                                       |                   |                                       | <b>3,72,89,081.00</b>    |
| 18      | <b>Liability per acre</b>                             |                   |                                       | <b>1,73,964.00</b>       |

**Table No. 5**

| <b>Revised Calculation of 1st &amp; 2nd Additional Price, Sector-8, Faridabad</b> |                                                                                                                                |                |              |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|
| 1                                                                                 | Total liability per acre                                                                                                       | 1,73,964.00    | Rs.          |
|                                                                                   | Total award area acquired                                                                                                      | 214.35         | Acre         |
| 2                                                                                 | Total Land as per layout Plan                                                                                                  | 269.49         | Acre         |
| 3                                                                                 | Total saleable Area as per layout plan                                                                                         | 164.87         | Acre         |
| 4                                                                                 | Total liability of Sector-8, Faridabad (173964*214.35)                                                                         | 3,72,89,183.00 | Rs.          |
| 5                                                                                 | Additional Price for General Category per Sq. Mtr.(37289183/164.87/4047)                                                       | <b>55.89</b>   | per sq. mtr. |
| 6                                                                                 | Already fixed as Ist and 2nd Instalment vide this office letter dated 03.06.1980 and 26.05.1981 (19.90+14.00 per sq yd.*1.196) | 40.54          | Per Sq.Mtr.  |
| 7                                                                                 | Less conveyed                                                                                                                  | <b>15.35</b>   | Per Sq.Mtr.  |

| Table No.6                                                                                                                                         |                                           |                                   |          |            |                                        |                          |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------|----------|------------|----------------------------------------|--------------------------|--------------|
| Calculations of Total liabilities of 42.71 Acres on account of enhanced compensation pertaining to Award No. 3 dated 02.01.78 (Hon'ble High Court) |                                           |                                   |          |            |                                        |                          |              |
| Sr. No.                                                                                                                                            |                                           | Particulars                       | Period   | Total Days |                                        | Amount in Rs. (Per Acre) |              |
| 1                                                                                                                                                  | Amount of enhanced compensation as at (A) |                                   |          |            |                                        | 4,840.00                 |              |
| 2                                                                                                                                                  | Add:                                      | 30% Solatium                      |          |            | (Section 23(2) of LA Act, 1894)        | 1,452.00                 |              |
| 3                                                                                                                                                  | Add:                                      | 12% additional interest           | 07-12-72 | 02-01-78   | 1853 (Section 23 (IA) of LA Act, 1894) | 2,949.00                 |              |
| 4                                                                                                                                                  |                                           |                                   |          |            | Total                                  | 9,241.00                 |              |
| 5                                                                                                                                                  | Add:                                      | 9% additional Interest (one year) | 03-01-78 | 02-01-79   | 365 (Section 28 of LA Act, 1894)       | 832.00                   |              |
| 6                                                                                                                                                  | Add:                                      | 15% Interest                      | 03-01-79 | 31-05-18   | 14394 (Section 28 of LA Act, 1894)     | 54,664.00                |              |
| 7                                                                                                                                                  |                                           |                                   |          |            | Total                                  | 64,737.00                |              |
| 8                                                                                                                                                  | Total Liability 42.71*64737               |                                   |          |            |                                        | Total (A)                | 27,64,917.00 |

**Calculations of Total liabilities of 171.64 Acres on account of enhanced compensation pertaining to Award No. 26 dated 26.03.73 (Hon'ble High Court)**

| Sr. No. |      | Particulars                                    | Period   |          | Total Days |                                   | Amount in Rs. (Per Acre) |
|---------|------|------------------------------------------------|----------|----------|------------|-----------------------------------|--------------------------|
| 9       |      | Amount of enhanced compensation as at (A)      |          |          |            |                                   | 4,840.00                 |
| 10      | Add: | 30% Solatium                                   |          |          |            | (Section 23(2) of LA Act, 1894)   | 1,452.00                 |
| 11      | Add: | 12% additional interest                        | 07-12-72 | 26-03-73 | 110        | (Section 23 (IA) of LA Act, 1894) | 175.00                   |
| 12      |      |                                                |          |          |            | Total                             | 6,467.00                 |
| 13      | Add: | 9% additional Interest (one year)              | 27-03-73 | 26-03-74 | 365        | (Section 28 of LA Act, 1894)      | 582.00                   |
| 14      | Add: | 15% Interest                                   | 27-03-74 | 31-05-18 | 16137      | (Section 28 of LA Act, 1894)      | 42,887.00                |
| 15      |      |                                                |          |          |            | Total                             | 49,936.00                |
| 16      |      | Total Liability 171.64*49936                   |          |          |            | Total (B)                         | 85,71,015.00             |
| 17      |      | Total liability of 214.35 acres (42.71+171.64) |          |          |            | Grand total (A+B)                 | 1,13,35,932.00           |
| 18      |      | Liability per acre                             |          |          |            |                                   | 52,885.00                |

| Table No. 7                                              |                                                                              |                |              |
|----------------------------------------------------------|------------------------------------------------------------------------------|----------------|--------------|
| Calculation of 3rd Additional Price, Sector-8, Faridabad |                                                                              |                |              |
| 1                                                        | Total liability per acre                                                     | 52,885.00      | Rs.          |
| 2                                                        | Total award area acquired                                                    | 214.35         | Acre         |
| 3                                                        | Total Land as per layout Plan                                                | 269.49         | Acre         |
| 4                                                        | Total saleable Area as per layout plan                                       | 164.87         | Acre         |
| 5                                                        | Total liability of Sector-8, Faridabad (52885*214.35)                        | 1,13,35,900.00 | Rs.          |
| 6                                                        | Additional Price for General Category per Sq. Mtr.(11335900/164.87/4047)     | <b>16.99</b>   | per sq. mtr. |
| 7                                                        | Add: 15% interest on Rs.15.35/- w.e.f. 26.05.1981 to 31.05.2018 (13520 Days) | 100.64         | Per Sq.Mtr.  |
| 8                                                        | <b>Total 3rd Additional Price</b>                                            | <b>117.63</b>  | Per Sq.Mtr.  |