



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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

To

The Estate Officer,
HUDA, Hisar.

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

Subject:- Recovery of Additional Price pertaining to the acquired land for the development of (5th EC) Sector-3, Part-I and (1st EC), Part-II, Fatehabad.

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 Supreme High Court vide order dated 11.04.2013 in pertaining to the acquired land for the development of Sector-3, Part-I and Part-II, Fatehabad, the recovery rate of additional price has been worked out which are as under :-

Sr. no.	Sector	General Category (Rate Per Sq. Mtr.)	General Category (Rate Per Sq. Mtr.)
1	Sector-3, Part-I, Fatehabad (5 th EC)	5001.17	871.46
2	Sector-3, Part-II, Fatehabad (1 st EC)	5933.00	-----

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-3, Part-I and Part-II, Fatehabad. 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-3, Part-I and Part-II, Fatehabad, 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/- 99044

Dated:- 31/05/2017

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

1. The Administrator, HUDA, Hisar 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-3 (Part-I) and Part-II), Fatehabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that additional price of land of Sector-3 (Part-I) and (part-II), Fatehabad has been fixed by Hon'ble ADJ Court vide order dated 05.10.1999 @ Rs.9,97,040/- per acre, and Hon'ble High Court vide order dated 22.09.2008 @Rs.12,58,400/- per acre and Hon'ble Supreme Court vide order dated 11.04.2013, vide which land cost of Sector-3 (Part-I) and (part-II), Fatehabad is enhanced and accessed @ ₹ 16,94,000/- per acre and Rs.29,81,440/- per acre.
2. Now the policy to calculate the Additional Price has been approved by HUDA authority in its 111th meeting at Agenda No. 22 and calculations are now to be made as per this policy and Additional price is required to be fixed under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978. **For brevity, regulation 2(b) is reproduced below :-**

"ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" means such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect to land or building sold or leased to him in a sector on account of the enhancement of compensation of any land or building in the same sector by the Court on a reference made under section 18 of the Land Acquisition Act, 1894, and the amount of cost incurred in respect of such reference."

Now, in view of award of Hon'ble ADJ and Hon'ble High Court and as per Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 and as per the new policy, following calculations have been made to arrive at the additional amount which shall be payable by the Allottees/Transferees or lessees of Sector-3 (Part-I) and (part-II), Fatehabad:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-3 (Part-I) and (part-II), Fatehabad supplied by the Administrator, HUDA, Hisar as per latest layout plan and calculations are made on the basis of actual liability as per the calculations made by the Zonal Administrator, HUDA, Hisar at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of EC of Sector-3 (Part-I) and (part-II), Fatehabad has been prepared as under:-



Detail of area as per approved Revised layout cum demarcation Plan of Sector-3, (Part-I), Fatehabad, bearing drawing No. 4066/07.06.98		
Sector-3 (Part-I), Fatehabad		
Area of Sector-3, Fatehabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Area of the Sector-3, Fatehabad	156.40
2	Area reserved for Mini Sectte. and residential excluding service road and Green Belt	49.50
3	Area for Shopping centre	11.73
4	Net Area Planned	95.17
Detail of Planned area of the sector		
1	Area under plots	46.25
2	Area under Nursing Home/Clinic	0.60
3	Area under School	2.00
4	Area under Community Centre	2.00
5	Area under Dispensary	1.35
6	Area under religious Building	0.20
7	Area under Boosting Station	1.50
8	Area under park/Road/Open Spaces	41.27
	Total	95.17

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Detail of area as per approved Revised layout cum demarcation Plan of Sector-3, (Part-), Fatehabad, bearing drawing No. 4066/07.06.98				
Sector-3(Part-I), Fatehabad				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	46.25		
2	Area under Nursing Home/Clinic	0.60		
3	Area under School	1.00	1.00	
4	Area under Community Centre		2.00	
5	Area under Dispensary	1.35		
6	Area under religious Building		0.20	
7	Area under Boosting Station	1.50		
8	Area under park/Road/Open Spaces		41.27	
	Total Area	50.70	44.47	

Total Area : 50.70+44.47 = 95.17 Acre



Calculations of liabilities of 1st EC as per ADJ, Hisar order dated 05.10.1999 [Sector-3 (Part-I), Fatehabad]

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate of Award @ ₹ 863456/-per Acre announced by Additional District Judge, panipat @ 178.40 Per Sq. Yd.				9,97,040.00
Less	Rate of original Award @ ₹ 181203/-per Acre during fixing the price				1,81,203.00
	ADDITIONAL PRICE OF LAND				8,15,837.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 2,44,751.00
Add:	12% additional interest	21-07-93	08-07-96	1083	(Section 23 (IA) of LA Act, 1894) 2,90,483.00
					Total 13,51,071.00
Add:	9% additional interest (one year)	09-07-96	08-07-97	1 Year	(Section 28 of LA Act, 1894) 1,21,596.00
Add:	15% Interest	09-07-97	30-09-03	2274	(Section 28 of LA Act, 1894) 12,62,604.00
					Grand Total 27,35,271.00
	Total Liability 95.17* 2733829				26,03,15,741.00

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Sector-3(Part-I), Fatehabad (Additional District Judge)					
1	Total liability	26,03,15,741.00			
2	Total Land as per layout Plan	95.17			
3	EC per Acre	27,35,271.00			
4	Total saleable Area	50.70			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,543.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	269.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1543x 48.03x 4047)	29,99,24,344.00	
ii)	EWS Category	(Tentative Price x Area under Housing Board/EWS) (B)	(269x 2.67x 4047)	29,06,677.00	
		(C)	Total	30,28,31,021.00	
7	Amount for EC (General Category)	(A/Cx 260178506)		25,78,17,140.00	
8	Amount for EC (EWS Category)	(B/Cx 260178506)		24,98,601.00	
9	E.C. for General Category	(257817140/ 48.03/4047)		1,326.00	Per Sq.Mtr.
10	E.C. for EWS Category	(2498601/2.67 /4047)		231.00	Per Sq.Mtr.

General Category

	Amount in per Sq. Mtr.
Revised 1st EC for General Category	1326.00
Already fixed as 1st EC conveyed vide letter No. 30504 dated 30.09.2003 (CP-208)	697.18
Less: conveyed	628.82

EWS Category

	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	231.00
Already fixed as 1st EC conveyed vide letter dated 30.09.2003	121.6
Less: conveyed	109.40



Calculations of liabilities of 2nd, 3rd and 4th EC as per Hon'ble High Court order dated 22.09.2008 [Sector-3 (Part-I), Fatehabad]

		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by High Court @ Rs.1258400/-					12,58,400.00
Less	Rate of ADJ Award @ ₹ 997040/-per Acre					9,97,040.00
	ADDITIONAL PRICE OF LAND					2,61,360.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	78,408.00
Add:	12% additional interest	21-07-93	08-07-96	1083	(Section 23 (IA) of LA Act, 1894)	93,058.00
					Total	4,32,826.00
Add:	9% additional interest (one year)	09-07-96	08-07-97	1 Year	(Section 28 of LA Act, 1894)	38,954.00
Add:	15% Interest	09-07-97	07-06-04	2525	(Section 28 of LA Act, 1894)	4,49,131.00
Add:	15% Interest	07-06-04	21-11-07	1262	(Section 28 of LA Act, 1894)	2,24,477.00
Add:	15% Interest	21-11-07	14-09-11	1393	(Section 28 of LA Act, 1894)	2,47,778.00
					Grand Total	13,93,166.00
	Total Liability 95.17* 1393166					13,25,87,608.00



2nd, 3rd & 4th EC of Sector-3(Part-I), Fatehabad (High Court)					
1	Total liability	13,25,87,608.00			
2	Total Land as per layout Plan	95.17			
	EC per acre	13,93,166.00			
3	Total saleable Area	50.47			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,543.00	Per Sq.mtr.		
5	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	269.00	Per Sq.mtr.		
6	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1543x 48.03x 4047)	29,99,24,344.00	
ii)	EWS Category	(Tentative Price x Area under Housing Board/EWS) (B)	(269x 2.67x 4047)	29,06,677.00	
		(C)	Total	30,28,31,021.00	
7	Amount for EC (General Category)	(A/Cx 132587608)		13,13,14,986.00	
8	Amount for EC (EWS Category)	(B/Cx 132587608)		12,72,622.00	
9	E.C. for General Category	(131314986/ 48.03/4047)		676.00	Per Sq.Mtr.
11	E.C. for EWS Category	(1272622/ 2.67/4047)		118.00	Per Sq.Mtr.




General category

	Amount in per Sq. Mtr.
Revised 2nd, 3rd & 4th EC for General Category	676.00
2nd, 3rd & 4th EC already conveyed vide letter dated 07.06.2004 (CP-214), 21.11.2007 (CP-258) & 14.09.2011 (CP-274) (297.47+50.57+78.41)	426.45
Less conveyed	249.55
Add: Previous less conveyed 1st EC (with 15% interest w.e.f 30.09.2003 to 14.09.2011 on Rs.628.82) (2906 days)	1379.79
Total less upto 14.09.2011	1629.34

EWS category

	Amount in per Sq. Mtr.
Revised 2nd EC for EWS Category	118.00
2nd EC already conveyed vide letter dated 07.06.2004, 21.11.2007 and 14.09.2011 (51.88+8.81+13.68)	74.37
Less conveyed	43.63
Add: Previous less conveyed 1st EC (with 15% interest w.e.f 30.09.2003 to 14.09.2011 on Rs.109.40) (2906 days)	240.05
Total less upto 14.09.2011	283.68



Calculations of liabilities of 5th EC as per Hon'ble Supreme Court order dated 11.04.2013 [Sector-3 (Part-I), Fatehabad]

		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by Hon'ble Supreme Court @ Rs.1694000/-					16,94,000.00
Less	Rate of Hon'ble High Court Award @ ₹ 1258400/-per Acre					12,58,400.00
	ADDITIONAL PRICE OF LAND					4,35,600.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,30,680.00
Add:	12% additional interest	21-07-93	08-07-96	1083	(Section 23 (IA) of LA Act, 1894)	1,55,097.00
					Total	7,21,377.00
Add:	9% additional interest (one year)	09-07-96	08-07-97	1 Year	(Section 28 of LA Act, 1894)	64,924.00
Add:	15% Interest	09-07-97	31-05-17	7266	(Section 28 of LA Act, 1894)	21,54,051.00
					Grand Total	29,40,352.00
	Total Liability 95.17* 2940352					27,98,33,300.00



5th EC of Sector-3(Part-I), Fatehabad (Supreme Court)					
1	Total liability	27,98,33,300.00			
2	Total Land as per layout Plan	95.17			
	EC per acre	29,40,352.00			
3	Total saleable Area	50.47			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,543.00	Per Sq.mtr.		
5	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	269.00	Per Sq.mtr.		
6	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1543x 48.03x4047)	29,99,24,344.00	
ii)	EWS Category	(Tentative Price x Area under Housing Board/EWS) (B)	(269x 2.67x4047)	29,06,677.00	
		(C)	Total	30,28,31,021.00	
7	Amount for EC (General Category)	(A/Cx279833300)		27,71,47,363.00	
8	Amount for EC (EWS Category)	(B/Cx279833300)		26,85,937.00	
9	E.C. for General Category	(277147363/ 48.03/4047)		1,426.00	Per Sq.Mtr.
11	E.C. for EWS Category	(2685937/ 2.67/4047)		249.00	Per Sq.Mtr.



General category

	Amount in per Sq. Mtr.
5th EC for General Category	1426.00
Add: Previous less conveyed upto 4th EC (with 15% interest w.e.f 14.09.2011 to 31.05.2017 on Rs.1629.34) (2906 days)	3575.17
5th EC for General Category	5001.17

EWS category

	Amount in per Sq. Mtr.
5th EC for General Category	249.00
Add: Previous less conveyed upto 4th EC (with 15% interest w.e.f 14.09.2011 to 31.05.2017 on Rs.283.68) (2906 days)	622.46
5th EC for General Category	871.46



Detail of area as per approved Revised layout cum demarcation Plan of Sector-3 (Part-II), Fatehabad, bearing drawing No. DTP(F)46/2003 dated 29.05.2003 and 04.12.2003		
Sector-3 (Part-II), Fatehabad		
Area of Sector-3(Part-II), Fatehabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Area of the Sector-3(Part-II) and 4(Part), Fatehabad	87.11
2	Area released after award	1.56
3	Area under Litigation	0.47
4	Area under Shopping Centre Sector-3(Part)	1.00
	Total area of the sector-4(Part) abd Green Belt	23.50
4	Net Area Planned	60.58
Detail of Planned area of the sector		
1	Area under plots	24.33
2	Area under Nursing Home	0.20
3	Area under Commercial use	2.92
4	Area under Telephonic Exchange	1.18
5	Area under Creche/Nursery School/Dispensary	0.64
6	Area under Dharamshala	1.00
7	Area under Institutional use	4.45
8	Area under Public Offices	0.50
9	Area under Primary School	1.00
10	Area under Petrol Pump	0.26
11	Area under working women's hostel	1.00
12	Area under Electric Sub Station	1.00
13	Area under police post	0.68
14	Area under Government Staff Quarter	0.74
15	Area under park/Road/Open Spaces	20.68
	Total	60.58

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Detail of area as per approved Revised layout cum demarcation Plan of Sector-3 (Part-II), Fatehabad, bearing drawing No. DTP(F)46/2003 dated 29.05.2003 and 04.12.2003

Sector-3 (Part-II), Fatehabad

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	24.33		
2	Area under Nursing Home	0.20		
3	Area under Commercial use	2.92		
4	Area under Telephonic Exchange		1.18	
5	Area under Creche/Nursery School /Dispensary	0.32	0.32	
6	Area under Dharamshala		1.00	
7	Area under Institutional use	4.45		
8	Area under Public Offices	0.50		
9	Area under Primary School	0.50	0.50	
10	Area under Petrol Pump	0.26		
11	Area under working women's hostel	1.00		
12	Area under Electric Sub Station		1.00	
13	Area under police post		0.68	
14	Area under Government Staff Quarter	0.74		
15	Area under park/Road/Open Spaces		20.68	
	Total Area	35.22	25.36	

Total Area : 35.22+25.36 = 60.58 Acre



Sector-3 (Part-II), Fatehabad
Calculations of liabilities of EC as per Hon'ble Supreme Court
order dated 11.04.2013

		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by Hon'ble Supreme Court @ Rs. 2981440/-					29,81,440.00
Less	Rate of LAC Award @ ₹ 400000/-per Acre charged at the time of price fixation					4,00,000.00
	ADDITIONAL PRICE OF LAND					25,81,440.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	7,74,432.00
Add:	12% additional interest	21-12-98	19-12-01	1094	(Section 23 (IA) of LA Act, 1894)	9,28,470.00
					Total	42,84,342.00
Add:	9% additional interest (one year)	20-12-01	19-12-02	1 Yr.	(Section 28 of LA Act, 1894)	3,85,591.00
Add:	15% Interest	20-12-02	31-05-17	5276	(Section 28 of LA Act, 1894)	92,89,392.00
					Grand Total	1,39,59,325.00
	Total Liability 60.58* 13959325					84,56,55,909.00



Sector-3(Part-II), Fatehabad				
1	Total liability	84,56,55,909.00		
3	Total planned area	60.58		
4	Total Saleable Area	35.22		
5	E.C. for General Category	(845655909/ 35.22/4047)	5,932.96	Per Sq. Mtr.
		Or Says	5933.00	Per Sq. Mtr.

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