



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, Faridabad.

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

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-20A & B, Faridabad.

1. Kindly refer to the subject cited above.
2. It is inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court vide order dated 06.10.2010 in RFA No.2392 of 1997 pertaining to the acquired land for the development of Sector-20A and B, Faridabad, the following recovery rate of additional price (1st EC) has been worked out, which are as under :-

Sr. no.	Sector	General Category(Rate Per Sq. Mtr.)
1	Sector-20A, Faridabad	5272.00
2	Sector-20B, Faridabad	4931.00

3. 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-20A and B, Faridabad. Detailed calculations are attached herewith at **Annexure "A"**.
4. 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-20A and B, 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/-

Dated:- 24/7/17

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 GM(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-20A & B, 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-20A & B, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. HUDA-CAO-2017/3024 dated 20.04.2017.

Table No. 1		
Detail of area as per approved revised layout cum Demarcation Plan bearing drawing no. DTP (F) 2256/2003 dated 20.11.2003		
Sector-20-A, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Net area planned	151.22
Details of planned area		
1	Area under Shop cum Office/Shopping Centre	11.27
2	Area under call Centres/Shopping Mall, Dish Play Show Rooms	20.27
3	Area under Institutional Plots	53.46
4	Area under Multi Level Parking	2.00
5	Area under W.W. Elect Sub Stine Publicutilty	3.89
6	Area under Cremation Ground	1.10
7	Area under Roads, Green Belts & Open Spaces	59.23
	Total	151.22

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Shop cum Office/Shopping Centre	11.27		
2	Area under call Centres/Shopping Mall, Dish Play Show Rooms	20.27		
3	Area under Institutional Plots	53.46		
4	Area under Multi Level Parking		2.00	
5	Area under W.W. Elect Sub Stine Public utility		3.89	
6	Area under Cremation Ground		1.10	
7	Area under Roads, Green Belts & Open Spaces		59.23	
	Total Area	85.00	66.22	

Total Area = 85.00+66.22=151.22 Acre

Table No. 3									
Detail of orders of enhanced compensation									
Sec tor 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)
20A & B	222.58 Acre (103.34+ 29.58+ 89.66)	13,14 & 15 dt. 29.06.98	585000	60/99 dt. 20.09.2000 & 75A/01 dt. 11.01.01	1936000	2392/97 Dt. 06.10.10	3847800	SLP	Pending
	Enhancement amount fixed by Hon'ble High Court on which calculation is to be made (A)				-----		1911800		
20A & B	6.86 Acre	16 dt. 01.07.98	585000	75A/01 dt. 11.01.01	1936000	2392/97 Dt. 06.10.10	3847800	SLP	Pending
	Enhancement amount fixed by Hon'ble High Court on which calculation is to be made (B)				-----		1911800		

Table No. 4

Calculations of Total liabilities of 222.58 Acres on account of enhanced compensation pertaining to Award No.13,14 and 15 dated 29.06.1998

(A)

Sr. No.	Days					Amount in ₹ (Per Acre)
	Particulars	Period	Total Days			
1	Amount of enhanced compensation as at (A)					19,11,800.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	5,73,540.00
3	Add: 12% additional interest	03-07-95	29-06-98	1093	(Section 23 (IA) of LA Act, 1894)	6,86,991.00
4					Total	31,72,331.00
5	Add: 9% additional Interest (one year)	30-06-98	29-06-99	365	(Section 28 of LA Act, 1894)	2,85,510.00
6	Add: 15% Interest	30-06-99	31-05-17	6546	(Section 28 of LA Act, 1894)	85,34,005.00
7					Total	1,19,91,846.00
8	Total Area of Award No. 13, 14 & 15 (13.34+29.58+89.66=222.58 acres)					222.58 Acres
9	Total Liability 222.58*11991846/-				Total (A)	2,66,91,45,083.00





Calculations of Total liabilities of 6.88 Acres on account of enhanced compensation pertaining to Award No.16 dated 01.07.1998 (B)							
10		Amount of enhanced compensation as at (B)					19,11,800.00
11	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	5,73,540.00
12	Add:	12% additional interest	03-07-95	01-07-98	1095	(Section 23 (IA) of LA Act, 1894)	6,88,248.00
13						Total	31,73,588.00
14	Add:	9% additional Interest (one year)	02-07-98	01-07-99	365	(Section 28 of LA Act, 1894)	2,85,623.00
15	Add:	15% Interest	02-07-99	31-05-17	6544	(Section 28 of LA Act, 1894)	85,34,778.00
16						Total	1,19,93,989.00
17		Total Area of Award No. 16(6.88 Acre)					6.88 Acre
18		Total Liability 6.88*11993989				Total (B)	8,25,18,644.00
19						Grand Total (A+B)	2,75,16,63,727.00
20		Grand Total Area of Award No. 13, 14 15 & 16(103.34+29.58+89.66+6.88=229.46 Acres)					229.46 Acres
21		Total Liability (per acre) 2751663727/229.46					1,19,91,910.00

Table No.5			
Calculation of Additional Price			
1	Total liability per acre	1,19,91,910.00	Rs.
2	Total area as per layout Plan	151.22	Acre
3	Total saleable area as per layout plan	85.00	Acre
4	Total Liability of Sector-20 A, Faridabad (11991910*151.22)	1,81,34,16,630.00	
5	Additional Price for General Category per Sq. Mtr. (1813416630/85/4047)	5,272.00	Per Sq.Mtr.

Table No. 6		
Detail of area as per approved revised layout cum Demarcation Plan bearing drawing no. DTP (F) 2254/2003 dated 30.11.2003		
Sector-20-B, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Total area of sector	103.75
2	Area under released land	5.85
3	Net area planned	97.90
Details of planned area		
1	Area under plots	44.20
2	Area under police post	0.30
3	Area under Traffic Park & Traffic Aid Centre	3.00
4	Area under Corporate of office	2.59
5	Area under Call Centre/Shopping Mall	12.04
6	Area under W.W. Public Utility	5.31
7	Area under Roads & Open Spaces/Parkings	30.46
	Total	97.90

Table No. 7				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	44.20		
2	Area under police post		0.30	
3	Area under Traffic Park & Traffic Aid Centre		3.00	
4	Area under Corporate of office	2.59		
5	Area under Call Centre/Shopping Mall	12.04		
6	Area under W.W. Public Utility		5.31	
7	Area under Roads & Open Spaces/Parkings		30.46	
	Total Area	58.83	39.07	

Total Area = 58.83+39.07=97.90 Acre



Table No. 8			
Calculation of Additional Price			
1	Total liability per acre	1,19,91,910.00	Rs.
2	Total Land as per layout Plan	97.90	Acre
3	Total saleable Area as per layout Plan	58.83	Acre
4	Total Liability of Sector-20 A, Faridabad (11991910*97.90)	1,17,40,07,989.00	
5	Additional Price of General Category per sq. mtr. (1174007989/58.83/4047)	4,931.00	Per Sq.Mtr.

B *W*