



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, Panipat.

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

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-24, Panipat.

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 High Court vide order dated 03.02.2010 pertaining to the acquired land for the development of Sector-24, Panipat, the recovery rate of additional price (2nd EC) has been worked out @ ₹ **1315.57 Per Sq. Mtr. for General Category and @ ₹ 132.07 Per Sq. Mtr. for EWS Category.** 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-24, Panipat. 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-24, Panipat, 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/- 99050-9 Dated:- 31/5/17

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

1. The Administrator, HUDA, Rohtak 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-24, Panipat 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-24, Panipat has been fixed by Hon'ble High Court vide order dated 03.02.2010 , vide which land cost of Sector-24, Panipat is enhanced and accessed @ ₹ 997040.00 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 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-24, Panipat :-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-24, Panipat supplied by the Administrator, HUDA, Panchkula 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, Rohtak at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of 2nd EC of Sector-24, Panipat has been prepared as under :-

 

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Detail of area as per approved Revised layout cum Demarcation Plan of Sector-24, Panipat bearing drawing no. DTP (PN) 179/99 dated 14.06.1999

Sector-24, Panipat			
Area of Sector-24, Panipat			
Sr. No.	Particulars	(Area in hect)	(Area in Acres)
1	Area notified under section-6 (excluding pocket 'A' acquired) with sector-11-12-II	93.89	231.91
2	Area released after section-6	1.26	3.11
3	Area under Stay proceedings	0.78	1.93
4	Area acquired (including parts sector-23 and 28)	91.85	226.87
5	Area under part sector-23(including 0.23 hects released area)	10.73	26.50
6	Area under part sector-28	3.05	7.53
7	Area under sector-24 (excluding pocket 'A' & 1/2 peripheral roads sector-24-23, 24-28	78.07	192.83
8	Area under acquired Land	2.45	6.05
9	Net Area Planned	75.62	186.78
Detailed of planned area of the sector			
1	Area under plots (saleable)	34.45	85.09
2	Area under Primary School, nursery school 3/4 50% saleable	1.82	4.49
3	Area under Nursing Home/clinic	0.27	0.67
4	Area under Religious Building	0.10	0.25
5	Area under Creche	0.04	0.10
6	Area under dispensary	0.270	0.67
7	Area under Police Post	0.340	0.84
8	Area under Shopping Centre	3.37	8.32
9	Area under HUDA Land	0.41	1.01
10	Area under Roads, open spaces 3 green belt along sanauli road under High tension line etc	34.55	85.34
	Total	75.62	186.78



Detail of area as per approved Revised layout cum Demarcation Plan of Sector-24, Panipat bearing drawing no. DTP (PN) 179/99 dated 14.06.1999

Sector-24, Panipat				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	6	
1	Area under plots (saleable)	85.09		
2	Area under Primary School, nursery school 3/4 50% Saleable	2.24	2.25	
3	Area under Nursing Home/clinic	0.67		
4	Area under Religious Building		0.25	
5	Area under Creche	0.100		
6	Area under dispensary		0.67	
7	Area under Police Post		0.84	
8	Area under Shopping Centre	8.32		
9	Area under HUDA Land	1.01		
10	Area under Roads, open spaces 3 green belt along sanauli road under High tension line etc		85.34	
	Total Area	97.43	89.35	
Total Area : 97.43+89.35= 186.78 Acres				

3 *186.78*

**Calculations of liabilities of 1st EC as per ADJ, Panipat order dated
31.08.2002 in LAC Case No. 180/2001 [Sector-24, Panipat]**

	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.					8,63,456.00
Less	Rate of original Award @ ₹ 300000/-per Acre					3,00,000.00
	ADDITIONAL PRICE OF LAND					5,63,456.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,69,037.00
Add:	12% additional interest	02-03-93	28-02-96	1093	(Section 23 (IA) of LA Act, 1894)	2,02,474.00
					Total	9,34,967.00
Add:	9% additional interest (one year)	29-02-96	28-02-97	1 Yr	(Section 28 of LA Act, 1894)	84,147.00
Add:	15% Interest	01-03-97	20-09-02	2029	(Section 28 of LA Act, 1894)	7,79,609.00
					Grand Total	17,98,723.00
	Total Liability 186.78* 1798723					33,59,65,482.00

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Sector-24, Panipat (Additional District Judge)					
1	Total liability	33,59,65,482.00			
2	Total Land as per layout Plan	186.78			
3	Total saleable Area	97.43			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,691.00	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)	(2691x 93.02x 4047)	1,01,30,32,171.00	
ii)	EWS Category	(Tentative Price x Area under plots/EWS) (B)	(269x 4.41x 4047)	48,00,916.00	
		(C)	Total	1,01,78,33,087.00	
7	Amount for EC (General Category)	(A/Cx 335965482)		33,43,80,800.00	
8	Amount for EC (EWS Category)	(B/Cx 335965482)		15,84,682.00	
9	E.C. for General Category	(334380800/ 93.02/4047)		888.00	Per Sq.Mtr.
10	Already fixed as 1st Instalment vide memo no. 25848 dated 20.09.2002			617.22	Per Sq.Mtr
11	Less: Conveyed			270.78	Per Sq.Mtr
12	E.C. for EWS Category	(1584682/ 4.41/4047)		89.00	Per Sq.Mtr.
13	Already fixed as 1st Instalment			61.73	Per Sq.Mtr
14	Less: Conveyed			27.27	Per Sq.Mtr

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Calculations of liabilities of EC as per Hon'ble High Court order dated 30.02.2010 in RFA No. 4778 of 2001 [Sector-24, Panipat]						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by High Court @ 206.00 per sq. yd Rs. 997040					9,97,040.00
Less	Rate of ADJ Award @ ₹ 863456-per Acre					8,63,456.00
	ADDITIONAL PRICE OF LAND					1,33,584.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	40,075.00
Add:	12% additional interest	02-03-93	28-02-96	1093	(Section 23 (IA) of LA Act, 1894)	48,002.00
					Total	2,21,661.00
Add:	9% additional interest (one year)	29-02-96	28-02-97	1 Yr	(Section 28 of LA Act, 1894)	19,949.00
Add:	15% Interest	01-03-97	30-04-17	7365	(Section 28 of LA Act, 1894)	6,70,904.00
					Grand Total	9,12,514.00
	Total Liability 186.78* 912514					17,04,39,365.00

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Sector-24, Panipat (High Court)					
1	Total liability	17,04,39,365.00			
2	Total Land as per layout Plan	186.78			
3	Total saleable Area	97.43			
4	Rate of General Category	2,691.00	Per Sq.mtr.		
5	Rate of EWS Category	269.00	Per Sq.mtr.		
6	Proportionate Ratio				
i)	General Category	(A)	(2691x 93.02x4047)	1,01,30,32,171.00	
ii)	EWS Category	(B)	(269x 4.41x4047)	48,00,916.00	
		(C)	Total	1,01,78,33,087.00	
7	Amount for EC (General Category)	(A/Cx 170439365)		16,96,35,436.00	
8	Amount for EC (EWS Category)	(B/Cx 170439365)		8,03,929.00	
9	E.C. for General Category	(169635436/ 93.02/4047)		451.00	Per Sq.Mtr.
Add:	Already deficit charged including interest @ 15% on Rs.270.78/- w.e.f. 20.09.2002 to 30.4.2017 (5336 Days)			864.57	
	Net Recoverable amount of EC			1,315.57	
11	E.C. for EWS Category	(803929/4.41 /4047)		45.00	Per Sq.Mtr.
Add:	Already deficit charged including interest @ 15% on Rs.27.27/- w.e.f. 20.09.2002 to 30.4.2017 (5336 Days)			87.07	
	Net Recoverable amount of EC			132.07	

