



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN

DEVELOPMENT AUTHORITY

Website: www.huda.gov.in
Toll Free No. 1800-180-3030
E-mail id: ccfhuda@gmail.com

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

To

The Estate Officer,
HUDA, Rewari.

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

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

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 18.12.1996. in LPA No.543 of 1996 pertaining to the acquired land for the development of Sector-3, Part-I, Rewari, the recovery rate of additional price (**1st EC**) has been worked out @ **₹ 465.44 Per Sq. Mtr.** for **General 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-3, Part-I, Rewari. 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, Rewari, 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:-

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

1. The Administrator, HUDA, Gurugram 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, Rewari 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, Rewari has been fixed by Hon'ble High Court (₹ 1,50,000/- 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-3, Part-I, Rewari:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-3, Part-I, Rewari supplied by the CTP, HUDA, Panchkula as per latest layout plan. Accordingly, recovery of EC of Sector-3, Part-I, Rewari has been prepared and which is given as under:-



Detail of area as per approved Revised layout cum demarcation Plan of Sector-3, Part-I, Rewari, bearing drawing No. 278/92			
Sector-3, Part-I, Rewari			
Area of Sector-3, Part-I, Rewari			
Sr. No.	Particulars	Area in Hectt.	(Area in Acre)
1	Total Area of sector 3-Part-I, Rewari	28.08	69.36
2	Area under released area	0.89	2.20
3	Net Area planned	27.19	67.16
Detail of Planned area of the sector			
1	Area under plots	14.95	36.93
2	Area under Shopping centre	0.64	1.58
3	Area under common facility/police post/Dispensary	2.21	5.46
4	Area under Public utility	0.54	1.34
5	Area under Clinic Nursing Home	0.08	0.20
6	Area under Road & open space	8.76	21.65
	Total	27.18	67.16

Detail of area as per approved Revised layout cum demarcation Plan of Sector-3, Part-I, Rewari, bearing drawing No. 278/92				
Sector-3, Part-I, Rewari				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	36.93		
2	Area under Shopping centre	1.58		
3	Area under common facility/police post/Dispensary		5.46	
4	Area under Public utility		1.34	
5	Area under Clinic Nursing Home	0.20		
6	Area under Road & open space		21.65	
	Total Area	38.71	28.45	

Total Area:- 38.71+28.45=67.16 Acre

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Sector-3, Part-I, Rewari

		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate Awarded by High Court LPA NO.543 of 1996 decision dated 18.12.1996 @ ` 150000/-					1,50,000.00
Less:	Rate of Award @ ₹ 16500-per Acre					16,500.00
	ADDITIONAL PRICE OF LAND				Total	1,33,500.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	40,050.00
Add:	12% additional interest	16-04-84	06-04-85	355	(Section 23 (IA) of LA Act, 1894)	15,581.00
					Total	1,89,131.00
Add:	9% additional interest (one year)	07-04-85	06-04-86	1year	(Section 28 of LA Act, 1894)	17,022.00
Add:	15% Interest	07-04-86	31-03-17	11316	(Section 28 of LA Act, 1894)	8,79,537.00
					Grand Total	10,85,690.00
	Total Liability 67.16x1085690/-				Total	7,29,14,940.00

Sector-3, Part-I, Rewari

1	Total liability	7,29,14,940.00		
2	E.C. for General Category	72914940/38.71/4047	465.44	Per Sq. Mtr.

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