

**HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.**

**No.HUDA-CCF-Acctt-II-2015/**

2774-75

**Dated:**

9/2/15

To

The Estate Officer,  
HUDA, Hissar.

**Subject: Recovery of Enhanced Compensation in respect of Sector-11, Fatehabad.**

Please refer to the subject cited above.

In pursuance of the reference filed by land-owners under section-18 of the Land Acquisition Act, the Hon'ble Additional District Judge vide order dated 24.12.2013 in case No. RBT-161-LA of 2008 titled as Smt. Shanti Devi Vs. State, has enhanced the compensation and ordered to pay compensation @ Rs. 965/- per sq. yd. in respect of land acquired under Award No. 2 dated 31.03.2008.

Now, additional price of Rs. 4437.24 per sq. yd. (Rs. 5306.94 per sq. mtr.) for General Category and Rs. 257.47 per sq. yd. (Rs. 307.93 per sq. mtr.) for EWS Category on account of this enhancement has been determined by Chief Administrative under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulation, 1978, which shall be payable by the plot-holders of Sector-11, Fatehabad.

As the plots for this Sector are still under flotation and draw of plots have not been held so far. You are advised to issue advertisement in the news paper that in addition to the tentative price notified in the scheme broucher, the final allottees shall also be required to pay the above additional price also.

This is for your information and necessary action please.

DA/as above.

  
(Manohar Lal)

Sr. Accounts Officer,  
for Chief Administrator,  
HUDA, Panchkula

**CC:**

The Administrator, HUDA, Hissar alongwith calculation sheet for information & necessary action please. He is requested to take necessary action in the matter immediately under intimation to this office.

**CALCULATION OF SECTOR-11, FATEHABAD**

	Rate Per sq.yd as per the Additional District Judge order		965.00	
	Rate Per Acre as per the Additional District Judge order i.e. 965 x 4840		46,70,600.00	
Add:	30% Solatium	(Section 23(2) of LA Act, 1894)	14,01,180.00	
Add:	12% additional interest w.e.f. 04.07.2006 to 31.03.2008 (Year 8 Months & 28 Days)	(Section 23 (IA) of LA Act, 1894)	5,60,472.00	(1 Years)
			3,73,648.00	(8 Months)
			42,995.00	(28 Days)
		<b>Total</b>	<b>70,48,895.00</b>	
Less:	Rate of land per acre accounted for at the time of tentative price fixation on basis of amount of award announced by LAO, Hisar in award No.2 dated 31.03.2008		17,06,937.00	
		<b>Balance</b>	<b>53,41,958.00</b>	
Add:	9% additional interest w.e.f. 01.04.2008 to 31.03.2009 (1 Year)	(Section 28 of LA Act, 1894)	4,80,776.00	1 Year
Add:	15% Interest w.e.f. 01.04.2009 to 31.12.2014 (5 Years 9 months)	(Section 28 of LA Act, 1894)	40,06,469.00	(5 Years)
			6,00,970.00	(9 Months)
		<b>Grand Total</b>	<b>1,04,30,173.00</b>	
Less:	Interest @ 15% w.e.f. 01.04.2008 to 31.12.2011 has already been included at the time of tentative price fixation of land. (3 Years 9 Months)		9,60,152.00	
		<b>Net Enhancement Per Acre</b>	<b>94,70,021.00</b>	
	<b>Enhancement of 132.75 Acres</b> 132.75 x 94,70,021/-		<b>1,25,71,45,287.75</b>	

30.08.2011:-

**Sector-11, Fatehabad**

Sr No	Area of Sector-11, Fatehabad	
1	2	3
		(Area in Acre)
1	Total area under scheme	151.79
2	Area under released Structure	4.14
3	Area under C.L.U. Granted	2.90
4	Area under sector road	12.00
5	<b>Net planned area</b>	<b>132.75</b>
<b>Details of planned area of the sector</b>		
1	Area under plots	48.60
2	Area under commercial use	5.23
3	Area under Electric Sub-Station	3.44
4	Area under Taxi Stand	0.48
5	Area under Community Centre	2.03
6	Area under Dharmshala	0.43
7	Area under primary/Crèches/Nursery Schools	2.12
8	Area under religious building	0.62
9	Area under N.H./Clinic	0.89
10	Area under Police Post	0.50
11	Area under EWS Housing	26.00
12	Area under Roads Green belts and open spaces, parking	42.41
	<b>Total Area</b>	<b>132.75</b>

## Sector-11, Fatehabad

SNO		Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5	6	
1	Area Under residential Plots	48.60	28.61	77.21		
2	Area under EWS Housing	26.00	15.31	41.31		
3	Area under Commercial area	5.23	3.08	8.31		
4	Area under Dharmshala				0.43	
5	Area under Primary/Creche/Nursery	1.06	0.62	1.68	1.06	
6	Area under Religious building				0.62	
7	Area under taxi stand	0.00	0.00	0.00	0.48	
8	Area under Clinic/N.H.	0.89	0.52	1.41		
9	Area under community centre				2.03	
10	Area under Police Post				0.25	0.25
11	Area under electric substation (3.00 Acre/4=.75) <i>3.00 × 1/4</i>				0.86	2.58
12	Area under road, Green Belt, open spaces, Boosting Station, Parking				42.41	
	<b>Total Area</b>	<b>81.78</b>	<b>48.14</b>	<b>129.92</b>	<b>48.14</b>	<b>2.83</b>

1	Total liability	1,25,71,45,287.75			
2	Total Land acquired	132.75			
3	E.C. per Acre	94,70,021.00			
4	Total Land as per layout plan	129.92			
5	Proportionate Enhancement for 129.92 acres	1,23,03,45,128.00			
6	Tentative Price of General Category at time of flotation of Sector as per Regulation 2 (i)	8,617.00	Per Sq.yd		
7	Tentative Price of EWS Category at time of flotation of Sector as per Regulation 2 (i)	500.00	Per Sq.yd		
8	<b>Proportionate Ratio</b>				
i)	General Category	(A)	(55.78x8617 x4840)	2,32,63,76,298.00	
ii)	EWS Category	(B)	(26.00x500 x4840)	6,29,20,000.00	
		(C)	Total	2,38,92,96,298.00	
9	Amount for EC (General Category)	(A/C* 1230345128)		1,19,79,45,080.00	
10	Amount for EC (EWS Category)	(B/C* 1230345128)		3,24,00,048.00	
11	Additional Price for General Category as per Regulation 2 (b)	(1197945080/ 55.78/4840)		4,437.24	Per Sq.yd
12	E.C. for EWS Category as per Regulation 2 (b)	(32400048/26.00/ 4840)		257.47	Per Sq.yd