



हरियाणा शहरी विकास प्राधिकरण
HARYANA SHAHARI VIKAS PRADHIKARAN

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To

The Estate Officer,
HSVP, Faridabad.

NO.HSVP-CCF-ACCTT-II-2018/ 32128
DATED:- 19/2/18

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-5, Faridabad.

1. Please refer to subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ Court vide order dated 05.05.89 No. 36/88 pertaining to the acquired land for the development of Sector-5, Faridabad, the recovery rate of additional price (1st EC) has been worked out @ **Rs. 285.52** for **General Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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-5, Faridabad. 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-5, 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. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/- 32128-30 Dated:- 19/2/18

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

1. The Administrator, HSVP, Faridabad alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HSVP(HQ), Panchkula alongwith calculation sheet for uploading on HSVP Website. It is also requested to confirm the generation of notices to the allottees as per Policy of HSVP.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Annexure-"A"

Calculation of additional price of Sector-5, 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-5, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 4098 dated 31.05.2017.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan No. DTP(F) 1650/94 dt. 10.06.1994		
Sector-5, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Net Area Planned	44.82
Details of planned area		
1	Total area under plots	32.93
2	Area under roads	10.69
3	Area under mandi	1.20
	Total	44.82

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Total area under plots	32.93		
2	Area under roads		10.69	
3	Area under Mandi	1.20		
	Total Area	34.13	10.69	

$$\text{Total Area} = 34.13 + 10.69 = 44.82 \text{ Acre}$$

Table No. 3									
Detail of orders of enhanced compensation									
Sector 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 in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
Sector-5 FBD	38.25 (34.48+3.77) Acre	1 & 2 dt. 03.07.81	30000	36/88 dt. 05.05.89	113740	dismiss		Nil	Nil
Enhancement amount fixed by ADJ Court on which calculation is to be made (A)					83740	-----		-----	-----

Table No.4						
Calculations of Total liabilities of 38.25 Acres on account of enhanced compensation pertaining to Award No. 1 & 2 dated 03.07.1981 (ADJ Court)						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)					83,740.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	25,122.00
3	Add: 12% additional interest	01-06-76	03-07-81	1859	(Section 23 (IA) of LA Act, 1894)	51,180.00
4					Total	1,60,042.00
5	Add: 9% additional Interest (one year)	04-07-81	03-07-82	365	(Section 28 of LA Act, 1894)	14,404.00
6	Add: 15% Interest	04-07-82	28-02-18	13024	(Section 28 of LA Act, 1894)	8,56,597.00
7					Total	10,31,043.00
8	Total Liability 38.25*1031043				Total (A)	3,94,37,395.00

Table No. 5			
Calculation of 1st Additional Price, Sector-5, Faridabad			
1	Total liability per acre	10,31,043.00	Rs.
	Total award area acquired	38.25	Acre
2	Total Land as per layout Plan	44.82	Acre
3	Total saleable Area as per layout plan	34.13	Acre
4	Total liability of Sector-5, Faridabad (1031043*38.25)	3,94,37,394.75	Rs.
5	Additional Price for General Category per Sq. Mtr.(39437394.75/34.13/4047)	285.52	per sq. mtr.