



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, Bahadugarh.

**NO.HUDA-CCF-ACCTT-II-2018/ 12078**  
**DATED:- 18/11/18**

**Subject:- Recovery of Additional Price (1<sup>st</sup> EC) pertaining to the acquired land for the development of Sector-9-9A, Bahadurgarh.**

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 30.09.2004 in LAC No.1/2000/2004 and Hon'ble High Court vide order dated 31.08.2015 in RFA No. 8/2015 pertaining to the acquired land for the development of Sector-9-9A, Bahadurgarh, the recovery rate of additional price (1<sup>st</sup> EC) has been worked out are as under :-

Sr. no.	Sector	General Category ( Rate Per Sq. Mtr.)	EWS Category ( Rate Per Sq. Mtr.)
1	Sector-9, Bahadurgarh	545.00	0.00
2	Sector-9-A, Bahadurgarh	724.93	84.59

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-9-9A, Bahadurgarh. 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-9-9A, Bahadurgarh, 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  
HUDA, Panchkula

**Endst.No.HUDA-CCF-Acctt-II-2018/-12079-80 Dated:- 18/11/18**

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 Website. It is also requested to confirm the generation of notices to the allottees as per Policy of HUDA.

**DA/As Above:**

Chief Accounts Officer,  
for Chief Administrator  
HUDA, Panchkula

## Annexure-"A"

### Calculation of additional price of Sector-9 and 9A, Bahadurgarh 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 111<sup>th</sup> 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-9 and 9A, Bahadurgarh.
2. As per policy the differential amount of enhancement shall be updated @ 15 % p.a upto the quarter in which determination is being made. But the enhancement calculation has been done upto 31.01.2018 @ 15 % p.a to avoid litigation.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 4200 dated 06.06.2017.

<b>Table No. 1</b>									
<b>Detail of orders of enhanced compensation</b>									
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 (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)
9 & 9A, Bahadurgarh	443.51	1 dt. 24.04.98	600000	1/2000/ 2004  30.09.04	650000	8 of 2005 31.08.15	800000		pending
	Enhancement amount fixed by Hon'ble Additional District Judge and High Court on which calculation is to be made (A)				50000	-----	150000		

<b>Table No. 2</b>							
<b>Calculations of Total liabilities of 443.51 Acres on account of enhanced compensation as per ADJ Court pertaining to Award No. 1 dated 24.04.1998 (A)</b>							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		<b>Amount of enhanced compensation as at (A)</b>					<b>50,000.00</b>
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	15,000.00
3	Add:	12% additional interest	12-05-95	24-04-98	1079	(Section 23 (IA) of LA Act, 1894)	17,737.00
4						<b>Total</b>	<b>82,737.00</b>
5	Add:	9% additional Interest (one year)	25-04-98	24-04-99	365	(Section 28 of LA Act, 1894)	7,446.00
6	Add:	15% Interest	25-04-99	31-01-18	6857	(Section 28 of LA Act, 1894)	2,33,148.00
7						<b>Total</b>	<b>3,23,331.00</b>
8		<b>Total Liability 443.51*323331</b>				<b>Total (A)</b>	<b>14,34,00,532.00</b>

**Calculations of Total liabilities of 443.51 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 1 dated 24.04.1998 (B)**

Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per Acre)
9	<b>Amount of enhanced compensation as at (A)</b>					<b>1,50,000.00</b>
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	45,000.00
11	Add: 12% additional interest	12-05-95	24-04-98	1079	(Section 23 (IA) of LA Act, 1894)	53,211.00
12					<b>Total</b>	<b>2,48,211.00</b>
13	Add: 9% additional Interest (one year)	25-04-98	24-04-99	365	(Section 28 of LA Act, 1894)	22,339.00
14	Add: 15% Interest	25-04-99	31-01-18	6857	(Section 28 of LA Act, 1894)	6,99,445.00
15					<b>Total</b>	<b>9,69,995.00</b>
16	<b>Total Liability 443.51*969995</b>				<b>Total (B)</b>	<b>43,02,02,482.00</b>
17	<b>Grand Total (A+B)</b>					<b>57,36,03,014.00</b>
18	<b>Amount per acre</b>					<b>12,93,326.00</b>

<b>Table No. 3</b>			
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (JH)30/2000 dated 30.08.2000</b>			
<b>Sector-9 , Bahadurgarh</b>			
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Hect.)</b>	<b>(Area in Acre)</b>
1	Total area of the Sector 9 & 9A	184.57	455.89
2	Area under acquired Sector-9	84.94	209.80
3	Area under reserved and undetermine use/HUDA Land	0.10	0.25
4	Area under Court stay as per Land Acquisition Officer (FBD) memo no. 248 dated 09.02.2000	9.85	24.33
5	Net Planned Area	84.84	209.55
<b>Details of planned area</b>			
1	Area under residential plots	30.33	74.92
2	Area under Earmarked for Housing Board	6.70	16.55
3	Area under Commercial including Auto Market	12.71	31.39
4	Area under Community Facility	5.96	14.72
5	Area under road and open spaces	29.14	71.98
	<b>Total</b>	<b>84.84</b>	<b>209.55</b>

<b>Table No. 4</b>				
<b>SNO</b>	<b>Particular</b>	<b>Total Saleable</b>	<b>Total Chargeable / Common area</b>	<b>Common Facility for other</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
1	Area under residential plots	74.92		
2	Area under Earmarked for Housing Board	16.55		
3	Area under Commercial including Auto Market	31.39		
4	Area under Community Facility		14.72	
5	Area under road and open spaces		71.98	
	<b>Total Area</b>	<b>122.86</b>	<b>86.70</b>	

**Total Area = 122.86+86.70=209.56 Acre**

<b>Table No. 5</b>			
<b>Calculation of Hon'ble Additional District Judge</b>			
1	Total liability per acre	12,93,326.00	Rs.
2	Total Land as per layout Plan	209.56	Acre
3	Total saleable Area as per layout plan	122.86	Acre
4	Total liability of Sector-9, Bahadurgarh (1293326*209.56)	27,10,29,396.00	Rs.
5	Additional Price for General Category per Sq. Mtr.(271029396/122.86/4047)	<b>545.00</b>	per sq. mtr.

<b>Table No. 6</b>			
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (JH)31/2000 dated 30.08.2000</b>			
<b>Sector-9 A, Bahadurgarh</b>			
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Hect.)</b>	<b>(Area in Acre)</b>
1	Total area of the Sector 9 & 9A	184.57	455.89
2	Area under acquired Sector-9 A	99.63	246.09
3	Area under reserved and undetermined use/HUDA Land	0.84	2.07
4	Area under Court stay as per Land Acquisition Officer (FBD) memo no. 248 dated 09.02.2000	5.75	14.20
5	Net Planned Area	98.79	244.01
<b>Details of planned area</b>			
1	Area under residential plots	45.55	112.51
2	Area under Commercial including Auto Market	0.82	2.03
3	Area under Community Facility	5.48	13.54
4	Area under road and open spaces	46.94	115.94
	<b>Total</b>	<b>98.79</b>	<b>244.02</b>

<b>Table No. 7</b>				
<b>SNO</b>	<b>Particular</b>	<b>Total Saleable</b>	<b>Total Chargeable / Common area</b>	<b>Common Facility for other</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
1	Area under residential plots	112.51		
2	Area under Commercial including Auto Market	2.03		
3	Area under Community Facility		13.54	
4	Area under road and open spaces		115.94	
	<b>Total Area</b>	<b>114.54</b>	<b>129.48</b>	

**Total Area = 114.54+129.48=244.02 Acre**

<b>Table No. 8</b>					
<b>Calculation of 1st Additional price (Additional District Judge and High Court)</b>					
<b>1</b>	Amount per acre	12,93,326.00			
<b>2</b>	Total Land as per layout Plan	244.02	Acre		
<b>3</b>	Total saleable Area as per layout plan	114.54	Acre		
<b>4</b>	Total liability of 244.02 acre land of Sector-9A, Bahadurgarh (1293326*244.02)	31,55,97,410.00			
<b>5</b>	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,302.00	Per Sq.mtr.		
<b>6</b>	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.		
<b>7</b>	<b>Proportionate Ratio</b>				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2302x 106.82x 4047)	<b>99,51,55,843.00</b>	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(269x 7.72x 4047)	<b>84,04,324.00</b>	
<b>8</b>		<b>(C)</b>	<b>Total</b>	<b>1,00,35,60,167.00</b>	
<b>9</b>	Amount for EC (General Category)	<b>(A/Cx 315597410)</b>		<b>31,29,54,437.00</b>	
<b>10</b>	Amount for EC (EWS Category)	<b>(B/Cx 315597410)</b>		<b>26,42,973.00</b>	
<b>11</b>	E.C. for General Category	<b>(312954437/ 106.82/4047)</b>		<b>724.93</b>	Per Sq.Mtr.
<b>12</b>	E.C. for EWS Category	<b>(2642973/ 7.72/4047)</b>		<b>84.59</b>	Per Sq.Mtr.