



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, Bhiwani.

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

Subject:- Revised Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-13, Bhiwani.

1. In partial modification of this office letter No. HUDA-Acctts.Acctt-II-2003/22952 dated 25.07.2003 on the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court RSA No.1860 of 2009 (O&M) dated 26.11.2009 pertaining to the acquired land for the development of Sector-13, Bhiwani, the revised recovery rate of additional price (1st) has been worked out @ **Rs. 426.00 Per Sq.meter for General Category instead of Rs. 511.65 per. Sq. mtr. and Rs. 120.00 Per Sq.meter for EWS Category instead of Rs. 144.57 per sq. mtr.** 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-13, Bhiwani. 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-13, Bhiwani 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-2018/-

Dated:-

396-97 2/1/18

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

1. The Administrator, HUDA, Hisar 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-13, Bhiwani 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-13, Bhiwani.

| Table No. 1 | | | |
|---|---|----------------------|---------------------|
| Detail of area as per the approved Revised layout cum Demarcation Plan Drawing No. DTP(B) 1019/88 dated 19.04.1988 | | | |
| Sector-13, Bhiwani | | | |
| Sr. No. | Particulars | Area in Hect. | Area in acre |
| 1 | Total area of the sector | 110.50 | 272.94 |
| 2 | Area under master plan road | 11.45 | 28.28 |
| 3 | Area under master plan green belt | 2.34 | 5.78 |
| 4 | Area under mater plan commercial belt | 9.11 | 22.50 |
| 5 | Area under reserved for Housing Board | 9.08 | 22.43 |
| 6 | Area reserved from acquisition (Smadh) | 0.09 | 0.22 |
| 7 | Area reserved for low cost housing plots | 11.25 | 27.79 |
| 8 | Net Planned Area | 67.18 | 165.93 |
| Details of planned area | | | |
| 1 | Area reserved for Shopping Centre | 3.45 | 8.52 |
| 2 | Area under schools | 4.15 | 10.25 |
| 3 | Area under community centre, post and Telegraph, police post, over head tank, Elev Sub Station, Dispensary and Nursing home | 2.11 | 5.21 |
| 4 | Area under Religious building | 0.20 | 0.49 |
| 5 | Area under park and open spaces | 3.04 | 7.51 |
| 6 | Area under road | 19.94 | 49.25 |
| 7 | Area under plot | 34.29 | 84.70 |
| | Total | 67.18 | 165.93 |

| Table No. 2 | | | | |
|-------------|---|----------------|--------------------------------|---------------------------|
| SNO | Particular | Total Saleable | Total Chargeable / Common area | Common Facility for other |
| 1 | 2 | 3 | 4 | 5 |
| 1 | Area under master plan road | | 28.28 | |
| 2 | Area under master plan green belt | | 5.78 | |
| 3 | Area under master plan commercial belt | 22.50 | | |
| 4 | Area under reserved for Housing Board Colony | 12.34 | 10.09 | |
| 5 | Area reserved from acquisition (Smadh) | | 0.22 | |
| 6 | Area reserved for low cost housing plots | 14.27 | 13.52 | |
| 7 | Area reserved for Shopping Centre | 8.52 | | |
| 8 | Area under schools | 5.125 | 5.125 | |
| 9 | Area under community centre, post and Telegraph, police post, over head tank, Elev Sub Station, Dispensary and Nursing home | | 5.21 | |
| 10 | Area under Religious building | | 0.49 | |
| 11 | Area under park and open spaces | | 7.51 | |
| 12 | Area under road | | 49.25 | |
| 13 | Area under plot | 84.70 | | |
| | Total Area | 147.46 | 125.48 | |

Total Area = 147.46+125.48=272.94 Acre

| Table No. 3 | | | | | |
|--|---|--|------------------------|------------------------|-------------|
| Calculation of Additional Price | | | | | |
| 1 | Total liability | 23,66,96,195.00 | Rs. | | |
| 2 | Total area as per layout plan | 272.94 | Acre | | |
| 3 | Total Saleable area as per layout plan | 147.46 | Acre | | |
| 4 | Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978 | 423.26 | 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 | 119.60 | Per Sq.mtr. | | |
| 6 | Proportionate Ratio | | | | |
| i) | General Category | (Tentative Price x Saleable Area other than EWS) (A) | (423.26x 133.19x 4047) | 22,81,47,947.00 | |
| ii) | EWS Category | (Tentative Price x Area E.W.S) (B) | (119.60x 14.27x 4047) | 69,06,983.00 | |
| 7 | | (C) | Total | 23,50,54,930.00 | |
| 8 | Amount for EC (General Category) | (A/Cx236696195) | | 22,97,40,984.00 | |
| 9 | Amount for EC (EWS Category) | (B/Cx236696195) | | 69,55,211.00 | |
| 10 | E.C. for General Category | (229740984/ 133.19/4047) | | 426.00 | Per Sq.Mtr. |
| 11 | E.C. for EWS Category | (6955211/ 14.27/ 4047) | | 120.00 | Per Sq.Mtr. |