



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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TA → D

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

To

The Estate Officer,
HUDA, Sonapat.

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



Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-14, Sonapat.

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 ADJ Court vide order dated 30.05.80 in No. 1745/80, Hon'ble High Court vide order dated 05.04.84 in No. 1064/82 and Hon'ble Supreme Court vide order dated 23.03.87 in No. 779, 780, 781/87 pertaining to the acquired land for the development of Sector-14, Sonapat, the recovery rate of additional price (**1st EC**) has been worked out @ **Rs. 211.00 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-14, Sonapat. 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-14, Sonapat, 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/-246733 Dated:- 29/12/17

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.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-14, Sonapat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that the calculation were made on the basis of latest layout plan with area 198.12 acre of sector-14, Sonapat. As per Annexure-I sent by the Zonal Administrator the area 169.43 acre has been mentioned. As such the calculation are offloaded for load of 169.43 acre and thereafter the Administrator, Rohtak may be requested for reconciliation of additional land measuring 28.69 acre alongwith details of its utilization and award details, if any. Hence these calculation are as follows:-
2. 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-14, Sonapat.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4668 dated 22.06.2017.

| Table No. 1 | | |
|---|--|-----------------------|
| Detail of area as per the approved Revised layout cum Demarcation Plan | | |
| Sector-14, Sonapat | | |
| Sr. No. | Particulars | (Area in Acre) |
| 1 | Net Area Planned | 198.12 |
| Details of planned area | | |
| 1 | Area under Residential Plots | 83.38 |
| 2 | Area under Shopping Centre, Cinema, Cold Storage cum Warehousing sites | 8.47 |
| 3 | Area under School | 2.71 |
| 4 | Area under green spaces | 9.48 |
| 5 | Area under sector road including 30 mtr roads | 47.80 |
| 6 | Area under Reserve Pocket | 2.19 |
| 7 | Area under Health centres | 0.92 |
| 8 | Area under Regional Recreation Area | 27.07 |
| 9 | Area under Diwan Harman Das Saraswati Devi Trust | 16.10 |
| | Total | 198.12 |

| Table No. 2 | | | | |
|-------------|--|----------------|----------------------------------|---------------------------|
| SNO | Particular | Total Saleable | Total Chargeable/ Common area | Common Facility for other |
| 1 | 2 | 3 | 4 | 5 |
| 1 | Area under Residential Plots | 83.38 | | |
| 2 | Area under Shopping Centre, Cinema, Cold Storage cum Warehousing sites | 8.47 | | |
| 3 | Area under School | 1.36 | 1.35 | |
| 4 | Area under green spaces | | 9.48 | |
| 5 | Area under sector road including 30 mtr roads | | 47.80 | |
| 6 | Area under Reserve Pocket | | 2.19 | |
| 7 | Area under Health centres | 0.46 | 0.46 | |
| 8 | Area under Regional Recreation Area | | 27.07 | |
| 9 | Area under Diwan Harman Das Saraswati Devi Trust | 16.10 | | |
| | Total Area | 109.77 | 88.35 | |

Total Area = 109.77+88.35=198.12 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 | |
| | | 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) |
| 14 | 169.43 | 1 dt. 30.03.72 | 8064 | 1745/80 dt. 30.05.80 | 14520 | 1064/82 05.04.84 | 29040 | 779, 780, 781/87 dt. 23.03.87 | 48400 |
| | Enhancement amount fixed by Additional District Judge, Hon'ble High Court and Supreme Court on which calculation is to be made (A) | | | | 6456 | | 14520 | | 19360 |

| Table No.4 | | | | | | |
|--|------|--|----------|----------|--------------|---|
| Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Additional District Judge Court pertaining to Award No. 1 dated 30.03.1972 (A) | | | | | | |
| Sr. No. | | Particulars | Period | | Total Days | Amount in Rs. (Per Acre) |
| 1 | | Amount of enhanced compensation as at (A) | | | | 6,456.00 |
| 2 | Add: | 30% Solatium | | | | (Section 23(2) of LA Act, 1894) 1,937.00 |
| 3 | Add: | 12% additional interest | 19-06-68 | 30-03-72 | 1381 | (Section 23 (IA) of LA Act, 1894) 2,931.00 |
| 4 | | | | | | Total 11,324.00 |
| 5 | Add: | 9% additional Interest (one year) | 31-03-72 | 01-04-73 | 367 | (Section 28 of LA Act, 1894) 1,019.00 |
| 6 | Add: | 15% Interest | 02-04-73 | 31-12-17 | 16345 | (Section 28 of LA Act, 1894) 76,065.00 |
| 7 | | | | | | Total 88,408.00 |
| 8 | | Total Liability 169.43*88408 | | | | Total (A) 1,49,78,967.00 |

Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 1 dated 30.03.1972 (B)

| Sr. No. | Particulars | Period | | Total Days | | Amount in Rs. (Per Acre) |
|---------|--|----------|----------|------------|-----------------------------------|--------------------------|
| 9 | Amount of enhanced compensation as at (A) | | | | | 14,520.00 |
| 10 | Add: 30% Solatium | | | | (Section 23(2) of LA Act, 1894) | 4,356.00 |
| 11 | Add: 12% additional interest | 19-06-68 | 30-03-72 | 1381 | (Section 23 (IA) of LA Act, 1894) | 6,592.00 |
| 12 | | | | | Total | 25,468.00 |
| 13 | Add: 9% additional Interest (one year) | 31-03-72 | 01-04-73 | 367 | (Section 28 of LA Act, 1894) | 2,292.00 |
| 14 | Add: 15% Interest | 02-04-73 | 31-12-17 | 16345 | (Section 28 of LA Act, 1894) | 1,71,072.00 |
| 15 | | | | | Total | 1,98,832.00 |
| 16 | Total Liability 169.43*198832 | | | | Total (B) | 3,36,88,106.00 |

Calculations of Total liabilities of 169.43 Acres on account of enhanced compensation as per Hon'ble Supreme Court pertaining to Award No. 1 dated 30.03.1972 (C)

| Sr. No. | Particulars | Period | Total Days | Amount in Rs. (Per Acre) |
|---------|--|----------|------------|---|
| 17 | Amount of enhanced compensation as at (A) | | | 19,360.00 |
| 18 | Add: 30% Solatium | | | (Section 23(2) of LA Act, 1894) 5,808.00 |
| 19 | Add: 12% additional interest | 19-06-68 | 30-03-72 | 1381 (Section 23 (IA) of LA Act, 1894) 8,790.00 |
| 20 | | | | Total 33,958.00 |
| 21 | Add: 9% additional Interest (one year) | 31-03-72 | 01-04-73 | 367 (Section 28 of LA Act, 1894) 3,056.00 |
| 22 | Add: 15% Interest | 02-04-73 | 31-12-17 | 16345 (Section 28 of LA Act, 1894) 2,28,100.00 |
| 23 | | | | Total 2,65,114.00 |
| 24 | Total Liability 169.43*265114 | | | Total 4,49,18,265.00 |
| 25 | Total liability for 169.43 acre | | | Grand Total (A+B+C) 9,35,85,338.00 |
| 26 | Amount per acre | | | 5,52,354.00 |

| Table No. 5 | | | |
|--|--|----------------|--------------|
| Calculation of Hon'ble Additional District Judge, High Court and Supreme Court | | | |
| 1 | Total liability per acre | 5,52,354.00 | Rs. |
| 2 | Total award area acquired | 169.43 | Acre |
| 3 | Total Land as per layout Plan | 198.12 | Acre |
| 4 | Total saleable Area as per layout plan | 109.77 | Acre |
| 5 | Total liability of Sector-14, Sonapat (552354*169.43) | 9,35,85,338.00 | Rs. |
| 6 | Additional Price for General Category per Sq. Mtr.(93585338/109.77/4047) | 211.00 | per sq. mtr. |