



हरियाणा शहरी विकास प्राधिकरण

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

To

The Estate Officer,
HUDA, Faridabad.

NO.HUDA-CCF-ACCTT-II-2018/ 29592

DATED:- 15/2/18

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-21C, Part-III, 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 16.10.91 in No.14/91 and Hon'ble High Court vide order dated 25.05.11 in No. 975/92 and dt. 20.03.79 No. 439/73 pertaining to the acquired land for the development of Sector-21C, Part-III, Faridabad, the recovery rate of additional price (1st EC) has been worked out @ **Rs. 3178.69 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-21C, Part-III, 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-21C, Part-III, 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
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/-29598-99 Dated:- 15/2/18

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

1. The Administrator, HUDA, Faridabad 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-21C, Part-III, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is intimated that as per legend supplied by the Administrator, HUDA, Faridabad, the additional price of Sector-21C, Part-I, Faridabad has already been issued by this office as per award no. 5 dated 10.02.1984, area 241.25 acres vide order of ADJ Court dt. 23.03.1988. The information of court order award no. 5 dated 19.08.1970 has not been received from Administrator, HUDA, Faridabad and now additional price of Sector-21C, Part-III, Faridabad has been prepared on the basis of award no. 9 dated 27.03.1990 and no. 4 dated 19.08.2017.
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-21C, Part-III, Faridabad.
3. 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 bearing drawing no. DTP (F) 2109/02 dated 07.05.02			
Sector-21C, Part-III, Faridabad			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total area acquired	55.83	137.90
2	50% area of Sector road between 21 & 47	1.26	3.11
3	Area to be planned with sector-47	3.21	7.93
4	Area to be planned lateronin sector-21C III	2.22	5.48
5	Net Area Planned	49.14	121.38
Details of planned area			
1	Area under plots	5.69	14.06
2	Area reserved for Group Housing	13.19	32.58
3	Area under Shopping Centre	0.60	1.48
4	Area under Educational Institutions	3.76	9.29
5	Area under medical Institutions	0.47	1.16
6	Area under Religious Building	0.18	0.44
7	Area under Community Centre	0.80	1.98
8	Area under water works	0.20	0.49
9	Area under Electric Sub-Station	0.20	0.49
10	Area reserved for tourism recretional	2.04	5.04
11	Area fuel filling station	0.12	0.30
12	Area under police post	0.10	0.25
13	Area under Roads & Open Spaces	21.79	53.82
Total		49.14	121.38

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	14.06		
2	Area reserved for Group Housing	32.58		
3	Area under Shopping Centre	1.48		
4	Area under Educational Institutions	4.64	4.65	
5	Area under medical Institutions	0.58	0.58	
6	Area under Religious Building		0.44	
7	Area under Community Centre		1.98	
8	Area under water works		0.49	
9	Area under Electric Sub-Station		0.49	
10	Area reserved for tourism recreational		5.04	
11	Area fuel filling station		0.30	
12	Area under police post		0.25	
13	Area under Roads & Open Spaces		53.82	
	Total Area	53.34	68.04	

Total Area = 53.34+68.04=121.38 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-21C, FBD	66.36 Acre	9 dt. 27.03.90	150000	14/91 dt. 16.10.91	217800	975/92 Dt. 25.05.11	968000	Nil	Nil
Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)					67800	-----	750200	-----	-----
Sector-21C, FBD	241.25 Acre	5 dt. 10.02.84	70000	1/88 dt. 23.03.88	106480	Nil	Nil	Nil	Nil
Enhancement amount fixed by ADJ on which calculation is to be made (B)					36480	-----		-----	-----
Sector-21C, FBD	10.12 Acre	4 dt. 19.08.70	6840			439/73Dt 20.03.79	8000	Nil	Nil
Enhancement amount fixed by High Court on which calculation is to be made (C)						-----	1160	-----	-----
Sector-21C, FBD	19.76 Acre	5 dt. 19.08.70	10880					Nil	Nil
Enhancement amount fixed on which calculation is to be made (D)					10880	-----	0	-----	-----

Table No.4						
Calculations of Total liabilities of 66.36 Acres on account of enhanced compensation pertaining to Award No. 9 dated 27.03.90 (ADJ Court)						
Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)					67,800.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	20,340.00
3	Add: 12% additional interest	22-02-88	27-03-90	765	(Section 23 (IA) of LA Act, 1894)	17,052.00
4					Total	1,05,192.00
5	Add: 9% additional Interest (one year)	28-03-90	27-03-91	365	(Section 28 of LA Act, 1894)	9,467.00
6	Add: 15% Interest	28-03-91	28-02-18	9835	(Section 28 of LA Act, 1894)	4,25,163.00
7					Total	5,39,822.00
8	Total Liability 66.36*539822				Total (A)	3,58,22,588.00

Calculations of Total liabilities of 66.36 Acres on account of enhanced compensation pertaining to Award No. 9 dated 27.03.90 (Hon'ble High Court)						
Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)					7,50,200.00
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,25,060.00
11	Add: 12% additional interest	22-02-88	27-03-90	765	(Section 23 (IA) of LA Act, 1894)	1,88,680.00
12					Total	11,63,940.00
13	Add: 9% additional Interest (one year)	28-03-90	27-03-91	365	(Section 28 of LA Act, 1894)	1,04,755.00
14	Add: 15% Interest	28-03-91	28-02-18	9835	(Section 28 of LA Act, 1894)	47,04,390.00
15					Total	59,73,085.00
16	Total Liability 66.36*539822				Total (B)	39,63,73,921.00

Calculations of Total liabilities of 10.12 Acres on account of enhanced compensation pertaining to Award No. 4 dated 19.08.70 (Hon'ble High Court)

Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per Acre)
17	Amount of enhanced compensation as at (A)					1,160.00
18	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	348.00
19	Add: 12% additional interest	03-01-68	19-08-70	960	(Section 23 (IA) of LA Act, 1894)	366.00
20					Total	1,874.00
21	Add: 9% additional Interest (one year)	20-08-70	19-08-71	365	(Section 28 of LA Act, 1894)	169.00
22	Add: 15% Interest	20-08-71	28-02-18	16995	(Section 28 of LA Act, 1894)	13,088.00
23					Total	15,131.00
24	Total Liability 10.12*15131				Total (C)	1,53,126.00
25	Total liability of 76.48 acres (66.36+ 10.12)				Grand total (A+B+C)	43,23,49,635.00
26	Liability per acre					56,53,107.00

Table No. 5			
Calculation of 1st Additional Price, Sector-21C, Part-III, FBD			
1	Total liability per acre	56,53,107.00	Rs.
2	Total Land as per layout Plan	121.38	Acre
3	Total saleable Area as per layout plan	53.34	Acre
4	Total liability of Sector-21C, part-III, Fbd (5653107*121.38)	68,61,74,128.00	
5	Additional Price for General Category per Sq. Mtr.(686174128/53.34/4047)	3178.69	per sq. mtr.