

To

The Estate Officer,  
HUDA, Panipat.

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



**Subject:- Recovery of Additional Price (1<sup>st</sup> EC) pertaining to the acquired land for the development of Sector-29, Part-II, Panipat.**

1. In partial modification of this office letter No. HUDA-CCF-Acctt-II/2017-64869 dated 12.04.2017 on the subject cited above.
2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ and High Court vide order dated 27.01.2005 and 29.05.2009 pertaining to the acquired land for the development of Sector-29, Part-II, Panipat, the recovery rate of additional price (**1<sup>st</sup> EC**) has been worked out @ ₹ **2244.16 Per Sq. Mtr. instead of @ ₹ 2829.95 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-29, Part-II, Panipat. 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-29, Part-II, Panipat 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/-**

**Dated:-**

186013

6/10/17

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-29, Part-II, Panipat 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-29, part-II, Panipat.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad and now the revised area is supplied by CTP, HUDA, Panchkula on dated 04.09.2017 which is approved by Worthy Chief Administrator, HUDA.

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (PN)244/03 dated 20.02.2003 vide DTP, Panipat e:mail dated 09.08.2017</b>		
<b>Sector-29, Part-II, Panipat</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total area acquired for Sector-29-II	577.10
2	Released land in Sector-29-II	48.24
3	Area falling in Sector-30	4.45
4	Area falling in Sector-28	23.13
5	Areas under HUDA land falls in Agriculture Zone	6.47
6	Net area planned	<b>494.82</b>
<b>Details of planned area</b>		
1	Area under plots	272.97
2	Area under effluent treatment plan	9.90
3	Area under Shopping Centre/Conv. Shop	11.76
4	Area under Water Works	20.61
5	Area under Police Post	0.47
6	Area under Police Utility	1.96
7	Area under dispensary	1.72
8	Area under religious building	0.66
9	Area under public and semi-public	7.30
10	Area under parks	8.81
11	Area under green belt	15.23
12	Area under open space	3.54
13	Area under encroachment on HUDA land	3.76
14	Area under roads	136.13
	<b>Total</b>	<b>494.82</b>

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	272.97		
2	Area under effluent treatment plan		9.90	
3	Area under Shopping Centre/Conv. Shop	11.76		
4	Area under Water Works		20.61	
5	Area under Police Post		0.47	
6	Area under Police Utility		1.96	
7	Area under dispensary		1.72	
8	Area under religious building		0.66	
9	Area under public and semi-public	7.30		
10	Area under parks		8.81	
11	Area under green belt		15.23	
12	Area under open space		3.54	
13	Area under encroachment on HUDA land	3.76		
14	Area under roads		136.13	
	<b>Total Area</b>	<b>295.79</b>	<b>199.03</b>	

**Total Area = 295.79+199.03=494.82 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 (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)
29, Part-II, Panipat	58.48	1 dt. 11.04.02	350000	306/04 dt. 27.01.05	1257964	363/05 29.05.09	1608000	Pending	
	Enhancement amount fixed by ADJ and Hon'ble High Court on which calculation is to be made (A)				907964	-----	350036		
29, Part-II, Panipat	179.91	2 dt. 11.04.02	350000	306/04 dt. 27.01.05	1257964	363/05 29.05.09	1608000	Pending	
	Enhancement amount fixed by ADJ and Hon'ble High Court on which calculation is to be made (A)				907964	-----	350036		
29, Part-II, Panipat	165.56	3 dt. 11.04.02	400000	306/04 dt. 27.01.05	1257964	363/05 29.05.09	1608000	Pending	
	Enhancement amount fixed by ADJ and Hon'ble High Court on which calculation is to be made (A)				857964	-----	350036		
29, Part-II, Panipat	173.14	4 dt. 11.04.02	350000	306/04 dt. 27.01.05	1257964	363/05 29.05.09	1608000	Pending	
	Enhancement amount fixed by ADJ and Hon'ble High Court on which calculation is to be made (A)				907964	-----	350036		

Table No.4							
Calculations of Total liabilities of 58.48 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 1 dated 11.04.2002 (A)							
Sr. No.	Particulars	Period	Total Days			Amount in ₹ (Per Acre)	
1	<b>Amount of enhanced compensation as at (A)</b>						<b>9,07,964.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,72,389.00	
3	Add: 12% additional interest	12-09-01	11-04-02	212	(Section 23 (IA) of LA Act, 1894)	63,284.00	
4					<b>Total</b>	<b>12,43,637.00</b>	
5	Add: 9% additional Interest (one year)	12-04-02	11-04-03	365	(Section 28 of LA Act, 1894)	1,11,927.00	
6	Add: 15% Interest	12-04-03	31-03-17	5103	(Section 28 of LA Act, 1894)	26,08,060.00	
7					<b>Total</b>	<b>39,63,624.00</b>	
8	<b>Total Liability 58.48*3963624</b>				<b>Total (A)</b>	<b>23,17,92,732.00</b>	

Calculations of Total liabilities of 179.91 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 2 dated 11.04.2002 (B)							
Sr. No.	Particulars	Period	Total Days			Amount in ₹ (Per Acre)	
9	<b>Amount of enhanced compensation as at (A)</b>						<b>9,07,964.00</b>
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,72,389.00	
11	Add: 12% additional interest	12-09-01	11-04-02	212	(Section 23 (IA) of LA Act, 1894)	63,284.00	
12					<b>Total</b>	<b>12,43,637.00</b>	
13	Add: 9% additional Interest (one year)	12-04-02	11-04-03	365	(Section 28 of LA Act, 1894)	1,11,927.00	
14	Add: 15% Interest	12-04-03	31-03-17	5103	(Section 28 of LA Act, 1894)	26,08,060.00	
15					<b>Total</b>	<b>39,63,624.00</b>	
16	<b>Total Liability 179.91*3963624</b>				<b>Total (B)</b>	<b>71,30,95,594.00</b>	

**Calculations of Total liabilities of 165.56 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 3 dated 11.04.2002 (C)**

Sr. No.	Particulars	Period	Total Days	Amount in ₹ (Per Acre)
17	<b>Amount of enhanced compensation as at (A)</b>			<b>8,57,964.00</b>
18	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 2,57,389.00
19	Add: 12% additional interest	12-09-01	11-04-02	212 (Section 23 (IA) of LA Act, 1894) 59,799.00
20				<b>Total</b> <b>11,75,152.00</b>
21	Add: 9% additional Interest (one year)	12-04-02	11-04-03	365 (Section 28 of LA Act, 1894) 1,05,764.00
22	Add: 15% Interest	12-04-03	31-03-17	5103 (Section 28 of LA Act, 1894) 24,64,439.00
23				<b>Total</b> <b>37,45,355.00</b>
24	<b>Total Liability 165.56*3745355</b>			<b>Total (C)</b> <b>62,00,80,974.00</b>

**Calculations of Total liabilities of 173.14 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 4 dated 11.04.2002 (D)**

Sr. No.	Particulars	Period	Total Days	Amount in ₹ (Per Acre)
25	<b>Amount of enhanced compensation as at (A)</b>			<b>9,07,964.00</b>
26	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 2,72,389.00
27	Add: 12% additional interest	12-09-01	11-04-02	212 (Section 23 (IA) of LA Act, 1894) 63,284.00
28				<b>Total</b> <b>12,43,637.00</b>
29	Add: 9% additional Interest (one year)	12-04-02	11-04-03	365 (Section 28 of LA Act, 1894) 1,11,927.00
30	Add: 15% Interest	12-04-03	31-03-17	5103 (Section 28 of LA Act, 1894) 26,08,060.00
31				<b>Total</b> <b>39,63,624.00</b>
32	<b>Total Liability 173.14*3963624</b>			<b>Total (D)</b> <b>68,62,61,859.00</b>

**Calculations of Total liabilities of 577.09 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 1 to 4 dated 11.04.2002 (E)**

Sr. No.	Particulars	Period	Total Days	Amount in ₹ (Per Acre)
33	<b>Amount of enhanced compensation as at (A)</b>			<b>3,50,036.00</b>
34	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 1,05,011.00
35	Add: 12% additional interest	12-09-01	11-04-02	212 (Section 23 (IA) of LA Act, 1894) 24,397.00
36				<b>Total</b> <b>4,79,444.00</b>
37	Add: 9% additional Interest (one year)	12-04-02	11-04-03	365 (Section 28 of LA Act, 1894) 43,150.00
38	Add: 15% Interest	12-04-03	31-03-17	5103 (Section 28 of LA Act, 1894) 10,05,453.00
39				<b>Total</b> <b>15,28,047.00</b>
40	<b>Total Liability 577.09*1528047</b>			<b>Total (E)</b> <b>88,18,20,643.00</b>
41	Total liability			<b>Grand Total (A+B+C+D+E)</b> 3,13,30,51,802.00
42	Total area of Award No. 1 to 4 (58.48+179.91+165.56+173.14)			577.09
43	Amount per acre			5429052.00

<b>Table No. 5</b>			
<b>Revised Calculation of 1st Additional price (High Court)</b>			
1	Amount per acre		54,29,052.00
2	Total Land as per layout Plan	494.82	Acre
3	Total saleable Area as per layout plan	295.79	ACre
4	Total liability of 494.82 acre land (5429052*494.82)	2,68,64,03,511.00	
5	E.C. for General Category (2686403511/295.79/4047)	<b>2244.16</b>	Per Sq.Mtr.