



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN DEVELOPMENT AUTHORITY

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Panchkula

To

The Estate Officer,
HUDA, Rohtak .

NO.HUDA-CCF-ACCTT-II-2018/ 12099
DATED:- 18/1/18

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-1, Rohtak.

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 16.05.90 in No.48/4 and Hon'ble High Court vide order dated 13.08.2003 in RFA No. 2272/90 pertaining to the acquired land for the development of Sector-1, Rohtak, the recovery rate of additional price (**2nd EC**) has been worked out @ **Rs. 530.07 Per Sq. Mtr.** for **General Category** and @ **Rs. 156.00 Per Sq. Mtr.** for **EWS 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-1, Rohtak. 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-44 and 47, 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:

o/c Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/- 1210905 Dated:- 18/1/18

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:

o/c Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-1, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. The Additional Price has been made 198.34 acres instead of 146.56 acres. 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-1, Rohtak.
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, 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-1, Rohtak | | | |
| Sr. No. | Particulars | (Area in Hect.) | (Area in Acre) |
| 1 | Area under Acquisition | 99.56 | 245.91 |
| 2 | Area under outside the sector | 19.26 | 47.57 |
| 3 | Area within the Sector (Incl. Half Sector road) | 80.30 | 198.34 |
| Details of planned area | | | |
| 1 | Area reserved for HUDA Water Works | 8.50 | 21.00 |
| 2 | Area reserved for Haryana Housing Board | 9.65 | 23.84 |
| 3 | Area reserved for Shopping centre | 1.50 | 3.71 |
| 4 | Area to be planned Later on | 2.65 | 6.55 |
| 5 | Area under residential plots | 28.74 | 70.99 |
| 6 | Area under Amenities and Facilities (a) Dispensary, (b) Police Post, (c) Two Primary School, (d) Two Religious Building (e) Electric Sub-station, (f) HUDA guest house of community Centre | 3.35 | 8.27 |
| 7 | HUDA overhead Reservoir | 0.40 | 0.99 |
| 8 | Area under rose garden and Green Belt along bye-pass and DHS road and JLN Canal | 11.00 | 27.16 |
| 9 | Area under road and open spaces | 14.51 | 35.83 |
| Total | | 80.30 | 198.34 |

| Table No. 2 | | | | |
|--------------------|--|-----------------------|---------------------------------------|----------------------------------|
| SNO | Particular | Total Saleable | Total Chargeable / Common area | Common Facility for other |
| 1 | 2 | 3 | 4 | 5 |
| 1 | Area reserved for HUDA Water Works | | 21.00 | |
| 2 | Area reserved for Haryana Housing Board | 23.84 | | |
| 3 | Area reserved for Shopping centre | 3.71 | | |
| 4 | Area to be planned Later on | 6.55 | | |
| 5 | Area under residential plots | 70.99 | | |
| 6 | Area under Amenities and Facilities (a) Dispensary, (b) Police Post, (c) Two Primary School, (d) Two Religious Building (e) Electric Sub-station, (f) HUDA guest house of community Centre | | 8.27 | |
| 7 | HUDA overhead Reservoir | | 0.99 | |
| 8 | Area under rose garden and Green Belt along bye-pass and DHS road and JLN Canal | | 27.16 | |
| 9 | Area under road and open spaces | | 35.83 | |
| | Total Area | 105.09 | 93.25 | |

Total Area = 105.09+93.25=198.34 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) |
| 1, Rtk | 146.56 | 8 19.09.85 | 32000 | 48 dt. 16.05.90 | 96800 | 2272/90 13.08.03 | 145200 | | pending |
| | Enhancement amount fixed by Hon'ble Additional District Judge and High Court on which calculation is to be made (A) | | | | 64800 | ----- | 48400 | | |

| Table No. 4 | | | | | | |
|--|--|----------|----------|------------|-----------------------------------|--------------------------|
| Calculations of Total liabilities of 146.56 Acres on account of enhanced compensation as per ADJ Court pertaining to Award No. 8 dated 19.09.1985 | | | | | | |
| Sr. No. | Particulars | Period | | Total Days | | Amount in Rs. (Per Acre) |
| 1 | Amount of enhanced compensation as at (A) | | | | | 64,800.00 |
| 2 | Add: 30% Solatium | | | | (Section 23(2) of LA Act, 1894) | 19,440.00 |
| 3 | Add: 12% additional interest | 06-11-81 | 19-09-85 | 1414 | (Section 23 (IA) of LA Act, 1894) | 30,124.00 |
| 4 | | | | | Total | 1,14,364.00 |
| 5 | Add: 9% additional Interest (one year) | 20-09-85 | 19-09-86 | 365 | (Section 28 of LA Act, 1894) | 10,293.00 |
| 6 | Add: 15% Interest | 20-09-86 | 02-12-91 | 1900 | (Section 28 of LA Act, 1894) | 89,298.00 |
| 7 | | | | | Total | 2,13,955.00 |
| 8 | Total Liability 146.56*213955 | | | | Total | 3,13,57,245.00 |
| 9 | Amount per acre | | | | | 2,13,955.00 |

| Table No. 5 | | | | | |
|--|---|---|---------------------|------------------------|-------------|
| Revised Calculation of 1st Additional price (ADJ Court) | | | | | |
| 1 | Amount per acre | 2,13,955.00 | Rs. | | |
| 2 | Total Land as per layout Plan | 198.34 | Acre | | |
| 3 | Total saleable Area as per layout plan | 105.09 | Acre | | |
| 4 | Total liability of 198.34 acre land (213955*198.34) | 4,24,35,835.00 | | | |
| 5 | Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978 | 843.00 | Per Sq.mtr. | | |
| 6 | Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978 | 179.00 | Per Sq.mtr. | | |
| 7 | Proportionate Ratio | | | | |
| i) | General Category | (Tentative Price x Saleable Area other than EWS) (A) | (843x 102.93x 4047) | 35,11,58,150.00 | |
| ii) | EWS Category | (Tentative Price x Area under residential plots/EWS) (B) | (179x 2.16x 4047) | 15,64,732.00 | |
| 8 | | (C) | Total | 35,27,22,882.00 | |
| 9 | Amount for EC (General Category) | (A/Cx 42435835) | | 4,22,47,583.00 | |
| 10 | Amount for EC (EWS Category) | (B/Cx 42435835) | | 1,88,252.00 | |
| 11 | E.C. for General Category | (42247583/ 102.93/4047) | | 101.42 | Per Sq.Mtr. |
| 12 | E.C. for EWS Category | (188252/ 2.16/4047) | | 21.54 | Per Sq.Mtr. |

| Table No. 6 | |
|---|------------------------|
| General category | |
| | Amount in per Sq. Mtr. |
| Revised 1st EC for General Category | 101.42 |
| Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 02.12.1991 | 41.50 |
| Less conveyed | 59.92 |

| EWS category | |
|--|------------------------|
| | Amount in per Sq. Mtr. |
| Revised 1st EC for EWS Category | 21.54 |
| Less: Already conveyed instalment 1st EC for EWS Category nil | 0.00 |
| Less conveyed | 21.54 |

| Table No. 7 | | | | | | |
|--|------|--|----------|----------|--------------|--|
| Calculations of Total liabilities of 146.56 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 8 dated 19.09.1985 | | | | | | |
| Sr. No. | | Particulars | Period | | Total Days | Amount in Rs. (Per Acre) |
| 1 | | Amount of enhanced compensation as at (A) | | | | 48,400.00 |
| 2 | Add: | 30% Solatium | | | | (Section 23(2) of LA Act, 1894) 14,520.00 |
| 3 | Add: | 12% additional interest | 06-11-81 | 19-09-85 | 1414 | (Section 23 (IA) of LA Act, 1894) 22,500.00 |
| 4 | | | | | | Total 85,420.00 |
| 5 | Add: | 9% additional Interest (one year) | 20-09-85 | 19-09-86 | 365 | (Section 28 of LA Act, 1894) 7,688.00 |
| 6 | Add: | 15% Interest | 20-09-86 | 31-01-18 | 11457 | (Section 28 of LA Act, 1894) 4,02,188.00 |
| 7 | | | | | | Total 4,95,296.00 |
| 8 | | Total Liability 146.56*495296 | | | Total | 7,25,90,582.00 |
| 9 | | Amount per acre | | | | 4,95,296.00 |

| Table No. 8 | | | | | |
|--|---|---|---------------------------|------------------------|-------------|
| Calculation of 2nd Additional price (High Court) | | | | | |
| 1 | Amount per acre | 4,95,296.00 | Rs. | | |
| 2 | Total Land as per layout Plan | 198.34 | Acre | | |
| 3 | Total saleable Area as per layout plan | 105.09 | Acre | | |
| 4 | Total liability of 198.34 acre land (495296*198.34) | 9,82,37,009.00 | Rs. | | |
| 5 | Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978 | 843.00 | Per Sq.mtr. | | |
| 6 | Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978 | 179.00 | Per Sq.mtr. | | |
| 7 | Proportionate Ratio | | | | |
| i) | General Category | (Tentative Price x Saleable Area other than EWS) (A) | (843x10 2.93x 4047) | 35,11,58,150.00 | |
| ii) | EWS Category | (Tentative Price x Area under residential plots/EWS) (B) | (179x 2.16x 4047) | 15,64,732.00 | |
| 8 | | (C) | Total | 35,27,22,882.00 | |
| 9 | Amount for EC (General Category) | (A/Cx 98237009) | | 9,78,01,215.00 | |
| 10 | Amount for EC (EWS Category) | (B/Cx 98237009) | | 4,35,794.00 | |
| 11 | E.C. for General Category | (97801215/ 102.93/4047) | | 234.78 | Per Sq.Mtr. |
| 12 | E.C. for EWS Category | (435794/2.16 /4047) | | 49.85 | Per Sq.Mtr. |

| Table No. 9 | |
|---|------------------------|
| General category | |
| | Amount in per Sq. Mtr. |
| 2nd EC for General Category | 234.78 |
| Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 2.12.1991 to 31.01.2018 on Rs. 59.92) (9558 days) | 295.28 |
| Total 2nd EC for General Category | 530.07 |

| EWS category | |
|--|------------------------|
| | Amount in per Sq. Mtr. |
| 2nd EC for EWS Category | 49.85 |
| Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 02.12.1991 to 31.01.2018 on Rs. 21.54) (9558 days) | 106.15 |
| Total 2nd EC for EWS Category | 156.00 |