



हरियाणा शहरी विकास प्राधिकरण

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Panchkula

To

The Estate Officer,
HSVP, Hisar.

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

Subject:- Recovery of Additional Price (4th EC) pertaining to the acquired land for the development of Sector-13 Part-II, 15 Part, 16-17, Hisar.

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 02.02.98 No. 205/95-97, Hon'ble High Court vide order dated 23.09.99 No. 1724/98 and Hon'ble Supreme Court vide order dated 11.04.13 No. 3279/13 pertaining to the acquired land for the development of Sector-13 Part-II, 15 Part, 16-17, Hisar, the recovery rate of additional price (4th EC) has been worked out @ **Rs. 4615.79** for **General Category** and @ **Rs. 806.59** for **EWS Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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 Part-II, 15 Part, 16-17, Hisar. 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 Part-II, 15 Part, 16-17, Hisar, 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:

[Signature]
Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/- 4815-16 Dated:- 13/3/18

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

1. The Administrator, HSVP, Hisar alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HSVP(HQ), Panchkula alongwith calculation sheet for uploading on HSVP Website. It is also requested to confirm the generation of notices to the allottees as per Policy of HSVP.

DA/As Above:

[Signature]
Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Annexure-"A"

Calculation of additional price of Sector-13 Part-II, 15-Part, 16-17 Part, Hisar 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 Part-II, 15-Part, 16-17 Part, Hisar.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4191 dated 03.04.2017 and E:Mail dt. 18.04.2017.

Table No. 1			
Detail of area as per the approved layout cum Demarcation Plan bearing drawing no. DTP (H) 3060/94 dated 30.07.1944			
Sector-13 Part-II, 15Part, 16-17 Part, Hisar			
Sr. No.	Particulars	Area in Hectare	(Area in Acre)
1	Total Area of Scheme	178.65	441.27
2	Area excluded from section-6/Award, Released	6.10	15.07
3	Net Area Planned 13&16	172.55	426.20
Detail of Planned area of the Sector			
1	Area under Sector-13-II	17.41	43.00
i	Area reserved for Group Housing	14.00	34.58
ii	Area reserved public and Semi Public Offices	3.00	7.41
iii	Area reserved for Dhobi Ghat	0.41	1.01
2	Area under Sector-15 (Part) including roads	20.42	50.44
i	Area reserved for Hospital (12.15)	12.15	30.01
ii	Area reserved for Electric Sub Station (1.05)	1.05	2.59
iii	Area reserved for dispensary (0.73)	0.73	1.80
iv	Area reserved for Police Post (0.41)	0.41	1.01
v	Area reserved for primary School (0.40)	0.40	0.99
vi	Area reserved for park (3.17)	3.17	7.83
vii	Area reserved for Religious Building (0.15)	0.15	0.37
viii	Area under roads	2.36	5.83
3	Area under Distt. Shopping Centre in Sector-17	23.83	58.86

4	Half of the sector road area between 16 & 31 Housing Roads	2.00	4.94
5	Net Area Planned 13&16	108.89	268.96
6	Area under Plots	39.40	97.32
7	Area under Commercial use	4.70	11.61
8	Area under College/High/Primary/Nursury School	11.45	28.28
9	Area reserved for Health Centre/N.H./Clinic	1.25	3.09
10	Post Office/telephone Exchange	1.16	2.87
11	Community Centre/Dharamshala	1.57	3.88
12	R.B+HUDA Field Hostle + Police Post (0.09+1.17+0.41)	1.67	4.12
13	Area reserved for Housing Board	7.50	18.53
14	Area under roads/open spaces/green belt/H.T. Line reservation	40.19	99.27
15	Total Net planned area	172.55	426.20

Table No. 2			
SNO	Particular	Saleable	Common area
1	2	3	4
1	Area under Sector-13-II		
i	Area reserved for Group Housing	34.58	
ii	Area reserved public and Semi Public Offices		7.41
iii	Area reserved for Dhobi Ghat		1.01
2	Area under Sector-15 (Part) including roads		
i	Area reserved for Hospital		30.01
ii	Area reserved for Electric Sub Station		2.59
iii	Area reserved for dispensary		1.8
iv	Area reserved for Police Post		1.01
v	Area reserved for primary School	0.50	0.49
vi	Area reserved for park		7.83
vii	Area reserved for Religious Building		0.37
viii	Area under roads		5.83
3	Area under Distt. Shopping Centre in Sector-17		58.86
4	Half of the sector road area between 16 & 31 Housing Roads		4.94

5	Net Area Planned 13 & 16		
i	Area under Plots	97.32	
ii	Area under Commercial use	11.61	
iii	Area under College/High/Primary/Nursury School	14.14	14.14
iv	Post Office/telephone Exchange		2.87
v	Community Centre/Dharamshala		3.88
vi	R.B.		0.22
vii	HUDA Field Hostel	2.89	
viii	Police Post		1.01
ix	Area reserved for Housing Board	18.53	
x	Area under roads/open spaces/green belt/H.T. Line reservation		99.27
xi	Area under Health Centre/Clinic		3.09
	Total	179.57	246.63

Total Area = 179.57+246.63 = 426.20 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	
		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	2	3	4	5	6	7	8	9	10
Sector-13 Part-II, 15Part, 16-17 Part, Hisar	426.48 Acre	1 dt. 16.03.94	250000	205/95-97 dated 02.02.98	484000	1724/98 dated 23.09.99	1137400	3279/13 dt 11.04.13	1573000
	Enhancement amount fixed by Hon'ble ADJ, High Court and Supreme Court on which calculation is to be made (A)				234000		653400		435600

Note:- The enhancement is calculated on 50 Acres as per orders of Hon'ble Supreme court of India.

Table No. 4**Calculation of Total Liability of 426.48 Acre on account of enhanced compensation as per court order of ADJ pertaining to Award No. 1 dt 16.03.94**

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
1	Amount of Enhanced Compensation as at (A)			2,34,000.00
2	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 70,200.00
3	Add: 12% additional interest	21-03-91 16-03-94	1092	(Section 23 (IA) of LA Act, 1894) 84,009.00
4				Total 3,88,209.00
5	Add: 9% additional interest (one year)	17-03-94 16-03-95	365	(Section 28 of LA Act, 1894) 34,939.00
6	Add: 15% Interest	17-03-95 04-10-01	2394	(Section 28 of LA Act, 1894) 3,81,934.00
7	Add: 15% Interest	05-10-01 13-07-04	1013	(Section 28 of LA Act, 1894) 1,61,612.00
8				Total 9,66,694.00

Table No. 5

Revised 1st and 2nd calculation of Additional Price (ADJ Court)

1	Total liability per acre	9,66,694.00	Rs.		
2	Total planned area	426.20	Acre		
3	Total Saleable area	179.57	Acre		
4	Liability of the sector-13 and Part-II, Sector-15 Part, Sector-16-17, Hisar (426.20*966694)	41,20,04,983.00	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	1,027.40	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	179.40	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1027.40x 177.72x 4047)	73,89,39,820.00	
ii)	EWS Category	(Tentative Price x Area under Ashiana/E.W.S Housing Scheme) (B)	(179.40x 1.85x 4047)	13,43,159.00	
8		(C)	Total	74,02,82,979.00	
9	Amount for EC (General Category)	(A/Cx 412004983)		41,12,57,447.00	
10	Amount for EC (EWS Category)	(B/Cx 412004983)		7,47,536.00	
11	E.C. for General Category	(411257447/ 177.72/4047)		572.00	Per Sq.Mtr.
12	E.C. for EWS Category	(747536/ 1.85/ 4047)		100.00	Per Sq.Mtr.

Table No. 6	
General category	
Particular	Amount in per Sq. Mtr.
Revised 1st and 2nd EC for General Category	572.00
Less: Already conveyed instalment 1st, 2nd EC for General Category already conveyed vide letter dated 04.10.01 (CP-84), 13.7.2004 (CP-121) (267.45+44.34)	311.79
Less conveyed	260.21

EWS category	
Particular	Amount in per Sq. Mtr.
Revised 1st and 2nd EC for EWS Category	100.00
Less: Already conveyed instalment 1st, 2nd EC for EWS Category already conveyed vide letter dated 04.10.01 (CP-84), 13.7.2004 (CP-121) (46.70+7.74)	54.44
Less conveyed	45.56

Table No. 7						
Calculation of Total Liability of 426.48 Acre on account of enhanced compensation as per court order of Hon'ble High Court pertaining to Award No. 1 dt 16.03.94						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
1	Amount of Enhanced Compensation as at (A)					6,53,400.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,96,020.00
3	Add: 12% additional interest	21-03-91	16-03-94	1092	(Section 23 (IA) of LA Act, 1894)	2,34,580.00
4					Total	10,84,000.00
5	Add: 9% additional interest (one year)	17-03-94	16-03-95	365	(Section 28 of LA Act, 1894)	97,560.00
6	Add: 15% Interest	17-03-95	09-09-11	6021	(Section 28 of LA Act, 1894)	26,82,232.00
7					Total	38,63,792.00

Table No. 8

Revised 3rd calculation of Additional Price (Hon'ble High Court)

1	Total liability per acre	38,63,792.00			
2	Total planned area	426.20	Acre		
3	Total Saleable area	179.57			
4	Liability of the sector-13 and Part-II, Sector-15 Part, Sector-16-17, Hisar (3863792*426.20)	1,64,67,48,150.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,027.36	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	179.40	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1027.36x 177.72x 4047)	73,89,11,051.00	
ii)	EWS Category	(Tentative Price x Area under Ashiana/E.W.S Housing Scheme) (B)	(179.40x 1.85x 4047)	13,43,159.00	
8		(C)	Total	74,02,54,210.00	
9	Amount for EC (General Category)	(A/Cx 1646748150)		1,64,37,60,197.00	
10	Amount for EC (EWS Category)	(B/Cx 1646748150)		29,87,953.00	
11	E.C. for General Category	(1643760197/ 177.72/4047)		2,285.00	Per Sq.Mtr.
12	E.C. for EWS Category	(2987953/ 1.85/ 4047)		399.00	Per Sq.Mtr.

Table No. 9	
General category	
Particular	Amount in per Sq. Mtr.
Revised 3rd EC for General Category	2285.00
Less: Already conveyed instalment 3rd EC for General Category already conveyed vide letter dated 09.09.2011 (CP-237) (613.70)	613.70
Add : Previous Less conveyed upto 3rd EC (with 15% interest w.e.f 13.07.2004 to 09.09.2011 on Rs.260.21) (2614 days)	540.00
Total revised 3rd EC for General Category	2211.30

EWS category	
Particular	Amount in per Sq. Mtr.
Revised 3rd EC for EWS Category	399.00
Less: Already conveyed instalment 3rd EC for EWS Category already conveyed vide letter dated 09.09.2011 (CP-237) (107.16)	107.16
Add : Previous Less conveyed upto 4th EC (with 15% interest w.e.f 13.07.2004 to 09.09.2011 on Rs.45.56) (2614 days)	94.50
Total revised 3rd EC for EWS Category	386.34

Table No. 10						
Calculation of Total Liability of 50 Acre on account of enhanced compensation as per court order of Hon'ble Supreme Court pertaining to Award No. 1 dt 16.03.94						
Sr. No.	Particulars	Period	Total Days		Amount in Rs. (Per Acre)	
1	Amount of Enhanced Compensation as at (A)					4,35,600.00
2	Add: 30% Solatium			(Section 23(2) of LA Act, 1894)	1,30,680.00	
3	Add: 12% additional interest	21-03-91	16-03-94	1092 (Section 23 (IA) of LA Act, 1894)	1,56,386.00	
4				Total	7,22,666.00	
5	Add: 9% additional interest (one year)	17-03-94	16-03-95	365 (Section 28 of LA Act, 1894)	65,040.00	
6	Add: 15% Interest	17-03-95	31-03-18	8416 (Section 28 of LA Act, 1894)	24,99,434.00	
7				Total	32,87,140.00	

Table No. 11**4th Calculation of Additional Price (Hon'ble Supreme Court)**

1	Total liability per acre	32,87,140.00	Rs.		
2	Total land approved by Hon'ble Supreme Court	50.00	Acre		
3	Total planned area	426.20	Acre		
4	Total Saleable area	179.57	Acre		
5	Liability of the sector-13 and Part-II, Sector-15 Part, Sector-16-17, Hisar (50*3287140)	16,43,57,000.00			
6	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	1,027.36	Per Sq.mtr.		
7	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	179.40	Per Sq.mtr.		
i)	Proportionate Ratio				
ii)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(1027.36x 177.72x 4047)	73,89,11,051.00	
8	EWS Category	(Tentative Price x Area under Ashiana/E.W.S Housing Scheme) (B)	(179.40x 1.85x 4047)	13,43,159.00	
9		(C)	Total	74,02,54,210.00	
10	Amount for EC (General Category)	(A/Cx 164357000)		16,40,58,781.00	
11	Amount for EC (EWS Category)	(B/Cx 164357000)		2,98,219.00	
12	E.C. for General Category	(164058781/ 177.72/4047)		228.00	Per Sq.Mtr.
13	E.C. for EWS Category	(298219/ 1.85/ 4047)		40.00	Per Sq.Mtr.

Table No. 12	
General category	
	Amount in per Sq. Mtr.
4th EC for General Category	228.00
Add : Previous Less conveyed upto 3rd EC (with 15% interest w.e.f 09.09.2011 to 31.03.2018 on Rs.2211.30) (2395 days)	4387.76
Total 4th EC for General Category	4615.79

EWS category	
	Amount in per Sq. Mtr.
4th EC for EWS Category	40.00
Add : Previous Less conveyed upto 3rd EC (with 15% interest w.e.f 09.09.2011 to 31.03.2018 on Rs.386.34) (2395 days)	766.59
Total 4th EC for EWS Category	806.59