



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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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 (3rd EC) pertaining to the acquired land for the development of Sector-12, 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 vide order (dated 02.06.1999 & 12.01.2001), High Court (dated 30.05.2008 & 01.12.2008) and Supreme Court (dated 21.04.2010) pertaining to the acquired land for the development of Sector-12, Sonapat, the recovery rate of additional price (3rd EC) has been worked out @ **Rs. 3409.00 Per Sq. Mtr. for General Category and @ Rs. 649.00 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-12, 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-12, 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/-

183097-98

Dated:- 29/09/2017

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-12, Sonapat 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-12, Sonapat.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 3772 dated 22.05.2017.

Table No. 1			
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (S) 814/97 dated 25.04.1997			
Sector-12, Sonapat			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total Planned Area	101.72	251.25
Detail of Planned area of the Sector			
1	Area under Residential Plots	40.42	99.84
2	Area under Group Housing	5.62	13.88
3	Area under Shopping Centre	1.80	4.45
4	Area under Convenient Shopping	0.57	1.41
5	Area under Collage	4.37	10.79
6	Area under High School	2.19	5.41
7	Area under Primary School	1.74	4.30
8	Area under Nursery	0.86	2.12
9	Area under Creche	0.22	0.54
10	Area under Barat Ghar	0.64	1.58
11	Area under Electric Sub-Station	0.35	0.86
12	Area under dispensary	0.33	0.82
13	Area under health centre	0.70	1.73
14	Area under Nursing Home	0.10	0.25
15	Area under Clinic	0.07	0.17
16	Area under Tele Communication	0.40	0.99

17	Area under religious building	0.18	0.44
18	Area under Water Works	1.92	4.74
19	Area under Children Traffic Park	0.93	2.30
20	Area under Public and Semi-Public Institution	3.41	8.42
21	Area under HUDA Store and Staff Quarter	1.77	4.38
22	Area under Roads, Parks and Open Spaces	33.13	81.83
	Total	101.72	251.25

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	99.84		
2	Area under Group Housing	13.88		
3	Area under Shopping Centre	4.45		
4	Area under Convenient Shopping	1.41		
5	Area under Collage	5.40	5.39	
6	Area under High School	2.71	2.70	
7	Area under Primary School	2.15	2.15	
8	Area under Nursery	1.06	1.06	
9	Area under Creche	0.27	0.27	
10	Area under Barat Ghar	1.58		
11	Area under Electric Sub-Station		0.86	
12	Area under dispensary		0.82	
13	Area under health centre		1.73	
14	Area under Nursing Home	0.25		
15	Area under Clinic	0.17		
16	Area under Tele Communication		0.99	
17	Area under religious building		0.44	
18	Area under Water Works		4.74	
19	Area under Children Traffic Park		2.3	
20	Area under Public and Semi-Public Institution	8.42		
21	Area under HUDA Store and Staff Quarter	4.38		
22	Area under Roads, Parks and Open Spaces		81.83	
	Total Area	145.97	105.28	

Total Area : 145.97+105.28=251.25 Acres

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)
12	10.28 Acre	4 dt. 12.05.93	170000	259/97 dt. 02.06.99	484000	431/2k Dt. 01.12.08	653400	9751/08 dt. 21.04.10	1089000
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)				314000	-----	169400	-----	435600
12	8.62 Acre	5 dt. 12.05.93	180000	1/95 dt. 12.01.01	605000	662/96 Dt. 30.05.08			
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (B)				425000	-----			
12	154.86 Acre	6 dt. 12.05.93	180000	259/97 dt. 02.06.99	580800	662/96 Dt. 30.05.08			
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (C)				400800	-----			
12	162.15 Acre	7 dt. 12.05.93	200000	1/95 dt. 12.01.01	726000	662/96 Dt. 30.05.08			
	Enhancement amount fixed by ADJ and High Court on which calculation is to be made (D)				526000	-----			

Table No.4						
Calculations of Total liabilities of 10.28 Acres on account of enhanced compensation pertaining to Award No. 4 dated 12.05.1993 (ADJ)						
Sr. No.		Particulars	Period		Total Days	Amount in ₹ (Per Acre)
1		Amount of enhanced compensation as at (A)				3,14,000.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 94,200.00
3	Add:	12% additional interest	17-05-90	12-05-93	1092	(Section 23 (IA) of LA Act, 1894) 1,12,730.00
4						Total 5,20,930.00
5	Add:	9% additional Interest (one year)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894) 46,884.00
6	Add:	15% Interest	13-05-94	19-02-02	2840	(Section 28 of LA Act, 1894) 6,07,990.00
7						Total 11,75,804.00
8		Total Liability 10.28*1175804			Total (A)	1,20,87,265.00

Calculations of Total liabilities of 8.62 Acres on account of enhanced compensation pertaining to Award No. 5 dated 12.05.1993						
Sr.No.		Particulars	Period		Total Days	Amount in ₹ (Per Acre)
9		Amount of enhanced compensation as at (B)				4,25,000.00
10	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 1,27,500.00
11	Add:	12% additional interest	17-05-90	12-05-93	1092	(Section 23 (IA) of LA Act, 1894) 1,52,581.00
12						Total 7,05,081.00
13	Add:	9% additional Interest (one year)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894) 63,457.00
14	Add:	15% Interest	13-05-94	19-02-02	2840	(Section 28 of LA Act, 1894) 8,22,916.00
15						Total 15,91,454.00
16		Total Liability 8.62*1591454			Total (B)	1,37,18,333.00

Calculations of Total liabilities of 154.86 Acres on account of enhanced compensation pertaining to Award No. 6 dated 12.05.1993

Sr.No.	Particulars	Period		Total Days		Amount in ₹ (Per Acre)	
17	Amount of enhanced compensation as at (C)					4,00,800.00	
18	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,20,240.00	
19	Add: 12% additional interest	17-05-90	12-05-93	1092	(Section 23 (IA) of LA Act, 1894)	1,43,893.00	
20					Total	6,64,933.00	
21	Add: 9% additional Interest (one year)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894)	59,844.00	
22	Add: 15% Interest	13-05-94	19-02-02	2840	(Section 28 of LA Act, 1894)	7,76,059.00	
23						15,00,836.00	
24	Total Liability 154.86*1500836					Total (C)	23,24,19,463.00

Calculations of Total liabilities of 162.15 Acres on account of enhanced compensation pertaining to Award No. 7 dated 12.05.1993							
Sr.no.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
25		Amount of enhanced compensation as at (D)					5,26,000.00
26	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,57,800.00
27	Add:	12% additional interest	17-05-90	12-05-93	1092	(Section 23 (IA) of LA Act, 1894)	1,88,841.00
28						Total	8,72,641.00
29	Add:	9% additional Interest (one year)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894)	78,538.00
30	Add:	15% Interest	13-05-94	19-02-02	2840	(Section 28 of LA Act, 1894)	10,18,480.00
31						Total	19,69,659.00
32		Total Liability 162.15*1969659				Total (D)	31,93,80,207.00
33		Total Area of Award No.4,5,6 & 7 (10.28+8.62+154.86+162.15)					335.91
34		Total Liability of 335.91 acre				Grand Total (A+B+C +D)	57,76,05,268.00
35		Total Liability per acre					17,19,524.00

Table No. 5					
Revised Calculation of 1st Additional Price					
1	Total liability per acre	17,19,524.00			
2	Total area as per layout plan	251.25	Acre		
3	Total Saleable area as per layout plan	145.97			
4	Total liability of the sector-12, Sonapat (1758975*251.25)	43,20,30,405.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	940.06	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)	(940.06x 140.93x 4047)	53,61,55,027.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(179.40x 5.04x 4047)	36,59,200.00	
8		(C)	Total	53,98,14,227.00	
9	Amount for EC (General Category)	(A/Cx 422030405)		42,91,01,831.00	
10	Amount for EC (EWS Category)	(B/Cx 422030405)		29,28,574.00	
11	E.C. for General Category	(429101831/ 140.93/4047)		755.00	Per Sq.Mtr.
12	E.C. for EWS Category	(2928574/ 5.04/ 4047)		144.00	Per Sq.Mtr.

Table No. 6	
General category	
	Amount in per Sq. Mtr.
Revised 1st EC for General Category	755.00
Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 19.02.02 (CP-109)	231
Less conveyed	524.00

EWS category	
	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	144.00
Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 19.02.02 (CP-109)	44.10
Less conveyed	99.90

Table No. 7							
Calculations of Total liabilities of 335.91 Acres on account of enhanced compensation pertaining to Award No. 4, 5, 6 & 7 dated 12.05.1993 (High Court)							
Sr. No.		Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1		Amount of enhanced compensation as at (A)					1,69,400.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	50,820.00
3	Add:	12% additional interest	17-05-90	12-05-93	1092	(Section 23 (IA) of LA Act, 1894)	60,817.00
4						Total	2,81,037.00
5	Add:	9% additional Interest (one year)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894)	25,293.00
6	Add:	15% Interest	13-05-94	21-11-07	4941	(Section 28 of LA Act, 1894)	5,70,659.00
7		Total liability per acre				Total	8,76,989.00

Table No. 8					
Revised Calculation of 2nd Additional Price					
1	Total liability per acre	8,76,989.00			
2	Total area as per layout plan	251.25	Acre		
3	Total Saleable area as per layout plan	145.97			
4	Total liability of the sector-12, Sonapat (846989*251.25)	22,03,43,486.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	940.06	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)	(940.06x 140.93x 4047)	53,61,55,027.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(179.40x 5.04x 4047)	36,59,200.00	
8		(C)	Total	53,98,14,227.00	
9	Amount for EC (General Category)	(A/Cx 220343486)		21,88,49,859.00	
10	Amount for EC (EWS Category)	(B/Cx 220343486)		14,93,627.00	
11	E.C. for General Category	(218849859/ 140.93/4047)		384.00	Per Sq.Mtr.
12	E.C. for EWS Category	(1493627/ 5.04/ 4047)		73.00	Per Sq.Mtr.

Table No. 9	
General category	
	Amount in per Sq. Mtr.
Revised 2nd EC for General Category	384.00
Less: Already conveyed instalment 2nd EC for General Category already conveyed vide letter dated 21.11.2007 (CP-138)	555.61
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 19.02.2002 to 21.11.2007 on Rs.524) (2102 days)	976.65
2nd EC for General Category	805.00

EWS category	
	Amount in per Sq. Mtr.
Revised 2nd EC for EWS Category	73.00
Less: Already conveyed instalment 2nd EC for EWS Category already conveyed vide letter dated 21.11.2007 (CP-138)	106.04
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 19.02.2002 to 21.11.2007 on Rs.99.90) (2102 days)	186.20
2nd EC for EWS Category	153.00

Table No. 10						
Calculations of Total liabilities of 335.91 Acres on account of enhanced compensation pertaining to Award No. 4, 5, 6 & 7 dated 12.05.1993 (Hon'ble Supreme Court)						
Sr. No.		Particulars	Period		Total Days	Amount in ₹ (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	17-05-90	12-05-93	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)	13-05-93	12-05-94	365	(Section 28 of LA Act, 1894) 65,040.00
6	Add:	15% Interest	13-05-94	30-06-17	8450	(Section 28 of LA Act, 1894) 25,09,532.00
7		Total liability per acre				Total 32,97,238.00

Table No. 11					
Calculation of 3rd Additional Price					
1	Total liability per acre	32,97,238.00			
2	Total area as per layout plan	251.25	Acre		
3	Total Saleable area as per layout plan	145.97			
4	Total liability of the sector-12, Sonapat (3297238*251.25)	82,84,31,048.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	940.06	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)	(940.06x 140.93x 4047)	53,61,55,027.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(179.40x 5.04x 4047)	36,59,200.00	
8		(C)	Total	53,98,14,227.00	
9	Amount for EC (General Category)	(A/Cx 828431048)		82,28,15,422.00	
10	Amount for EC (EWS Category)	(B/Cx 828431048)		56,15,626.00	
11	E.C. for General Category	(822815422/ 140.93/4047)		1,443.00	Per Sq.Mtr.
12	E.C. for EWS Category	(5615626/ 5.04/ 4047)		275.00	Per Sq.Mtr.

Table No. 12	
General category	
	Amount in per Sq. Mtr.
3rd EC for General Category	1443.00
Add : Previous Less conveyed upto 2nd EC (with 15% interest w.e.f 21.11.07 to 30.06.2017 on Rs.805.00) (3510 days)	1966.18
Total 3rd EC for General Category	3409.00

EWS category	
	Amount in per Sq. Mtr.
3rd EC for EWS Category	275.00
Add : Previous Less conveyed upto 2nd EC (with 15% interest w.e.f 21.11.07 to 30.06.2017 on Rs.153.00) (3510 days)	373.70
Total 3rd EC for EWS Category	649.00