



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, Panipat.

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

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-6, Panipat and (1st EC) of Sector-7 and 8, Panipat.

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 High Court vide order dated 27.05.2009 in pertaining to the acquired land for the development of Sector-6, 7 and 8, Panipat, the recovery rate of additional price has been worked out which are as under :-

Sr. no.	Sector	General Category(Rate Per Sq. Mtr.)
1	Sector-6, Panipat (2 nd EC)	626.00
2	Sector-7 and 8, Panipat (1 st EC)	1547.00

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-6, 7 and 8, 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-6, 7 and 8, 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:- 31/5/17

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-6, 7 and 8, Panipat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. As per observation of Worthy CCF, HUDA on prepage, it is submitted that the calculation of additional price of land of Sector-6, 7 and 8, Panipat has been fixed by Hon'ble ADJ Court vide order dated 15.11.1995 @ Rs.3,92,040/- per acre and Hon'ble High Court vide order dated 27.05.2009, vide which land cost of Sector-6, 7 and 8, Panipat is enhanced and accessed @ ₹ 6,72,760.00 Per Acre.
2. Now the policy to calculate the Additional Price has been approved by HUDA authority in its 111th meeting at Agenda No. 22 and calculations are now to be made as per this policy and Additional price is required to be fixed under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978. **For brevity, regulation 2(b) is reproduced below :-**

"ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" means such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect to land or building sold or leased to him in a sector on account of the enhancement of compensation of any land or building in the same sector by the Court on a reference made under section 18 of the Land Acquisition Act, 1894, and the amount of cost incurred in respect of such reference."

Now, in view of award of Hon'ble ADJ and Hon'ble High Court and as per Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 and as per the new policy, following calculations have been made to arrive at the additional amount which shall be payable by the Allottees/Transferees or lessees of Sector-6, 7 and 8, Panipat:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-6, 7 and 8, Panipat supplied by the Administrator, HUDA, Rohtak as per latest layout plan and calculations are made on the basis of actual liability as per the calculations made by the Zonal Administrator, HUDA, Rohtak at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of EC of Sector-6, 7 and 8, Panipat has been prepared as under:-



Detail of area as per approved Revised layout cum Demarcation Plan of Sector-6, Panipat bearing drawing no. DTP (P) 33/1993 dated 12.11.1993			
Sector-6, Panipat			
Area of Sector-6 , Panipat			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acres)
1	Total area of the sector-6	80.04	197.70
2	Area under encamping ground to be planned later on	26.08	64.42
3	Area under exchange/planned later on	6.30	15.56
4	Area under the release land/proposed including un-un-identified acquired area	10.51	25.96
5	Area under Stay/to be planned later on	7.76	19.17
6	Area under green belt/service road including un-acquired portions	5.60	13.83
7	Net Planned area	23.79	58.76
Detailed of planned area of the sector			
1	Area under plots	14.36	35.47
2	Area under Shopping Centre	1.08	2.67
3	Area under Nursing Home/Clinic	0.23	0.57
4	Area under Water Works	0.50	1.24
5	Area under Community Centre religious building	0.86	2.12
6	Area under dispensary	0.55	1.36
7	Area under HUDA land	0.77	1.90
8	Area under Educational Institutions/Police Post	1.25	3.09
9	Area under Roads & Open Spaces	4.19	10.35
	Total	23.79	58.77

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Detail of area as per approved Revised layout cum Demarcation Plan of Sector-6, Panipat bearing drawing no. DTP (P) 33/1993 dated 12.11.1993

Sector-6, Panipat

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	35.47		
2	Area under Shopping Centre	2.67		
3	Area under Nursing Home/Clinic	0.57		
4	Area under Water Works		1.24	
5	Area under Community Centre religious building		2.12	
6	Area under dispensary	1.36		
7	Area under HUDA land	1.90		
8	Area under Educational Institutions/Police Post		3.09	
9	Area under Roads & Open Spaces		10.35	
	Total Area	41.97	16.80	

Total Area = 41.97+16.80=58.77



Calculations of liabilities of EC as per ADJ, Panipat order dated 15.11.95 [Sector-6, Panipat]

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre Awarded by ADJ @ Rs. 392040					3,92,040.00
Less	Rate of original Award @ ₹ 185505/- per Acre					1,85,505.00
	ADDITIONAL PRICE OF LAND					2,06,535.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	61,961.00
Add:	12% additional interest	10-05-89	07-05-92	1093	(Section 23 (IA) of LA Act, 1894)	74,217.00
					Total	3,42,713.00
Add:	9% additional interest (one year)	08-05-92	07-05-93	1 Year	(Section 28 of LA Act, 1894)	30,844.00
Add:	15% Interest	08-05-93	28-08-97	1573	(Section 28 of LA Act, 1894)	2,21,543.00
					Grand Total	5,95,100.00
	Total Liability 58.77* 595100					3,49,74,027.00

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8/11/05

Calculation of 1st EC Sector-6, Panipat (Additional District Judge Court)				
1	Total liability	3,49,74,027.00		
2	Total planned area	58.76		
3	Total Saleable Area	41.97		
4	E.C. for General Category	(34974027/41.97/4047)	205.91	Per Sq.Mtr.
	Already fixed as 1 st Instalment vide this office letter dated 28.08.1997		238.90	Per Sq.Mtr.
Less:	Excess recovered (NP-35-41 ante)		32.99	Per Sq.Mtr.
		Or Says	33.00	Per Sq.Mtr.

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Calculations of liabilities of EC as per Hon'ble High Court order dated 27.5.2009 in RFA No. 2213 of 1995 [Sector-6, Panipat]

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre Awarded by High Court @ Rs. 672760					6,72,760.00
Less	Rate of ADJ Award @ ₹ 392040/-per Acre					3,92,040.00
	ADDITIONAL PRICE OF LAND					2,80,720.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	84,216.00
Add:	12% additional interest	10-05-89	07-05-92	1093	(Section 23 (IA) of LA Act, 1894)	1,00,875.00
					Total	4,65,811.00
Add:	9% additional interest (one year)	08-05-92	07-05-93	1 Year	(Section 28 of LA Act, 1894)	41,923.00
Add:	15% Interest	08-05-93	30-04-17	8758	(Section 28 of LA Act, 1894)	16,76,537.00
					Grand Total	21,84,271.00
	Total Liability 58.76*2184271					12,83,69,607.00

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Calculation of 2nd EC Sector-6, Panipat (High Court)				
1	Total liability	12,83,69,607.00		
2	Total planned area	58.77		
3	Total Saleable Area	41.97		
4	E.C. for General Category	128369607/ 41:97/4047)	755.77	Per Sq.Mtr.
Less	Already excess charged including interest @ 15% on Rs.33/- w.e.f. 28.8.97 to 30.4.2017 (7185 Days)		130.44	Per Sq.Mtr.
	Net recoverable amount of 2nd Enhancement Compensation for General Category		625.33	Per Sq.Mtr.
		Or Says	626.00	Per Sq.Mtr.

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Detail of area as per approved Revised layout cum Demarcation Plan of Sector-7 and 8, Panipat bearing drawing no. DTP (PN) 219/2002 dated 23.01.2002

Sector-7 and 8, Panipat

Area of Sector-7 and 8, Panipat

Sr. No.	Particulars	(Area in Acres)
1	Total Area of Sector	266.41
2	Area under stay and dispossession/Litigation/released land/structure	110.39
3	Area under HUDA Land	0.15
4	Net Area Planned	155.87
Detailed of planned area of the sector		
1	Area under plots	39.53
2	Area under shopping centre/conv. Shop/commercial tower	10.08
3	Area under Primary School/nursery school (sons)	2.82
4	Area under N.H./Clinic	0.32
5	Area under Religious Building	0.35
6	Area under dispensary/Community Centre	2.58
7	Area under electric Sub-station	0.95
8	Area under water works	2.47
9	Area under HUDA & Town Planning office Complex	3.05
10	Area under green belt aklong railwayline, G.T. Road,open spaces Road and Town Parks	93.72
	Total	155.87

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Detail of area as per approved Revised layout cum Demarcation Plan of Sector-7 and 8, Panipat bearing drawing no. DTP (PN) 219/2002 dated 23.01.2002

Sector-7 and 8, Panipat

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	39.53		
2	Area under shopping centre/conv. Shop/commercial tower	10.08		
3	Area under Primary School/nursery school (sons)	1.41	1.41	
4	Area under N.H./Clinic	0.32		
5	Area under Religious Building		0.350	
6	Area under dispensary/Community Centre		2.58	
7	Area under electric Sub-station		0.95	
8	Area under water works		2.47	
9	Area under HUDA & Town Planning office Complex	3.05		
10	Area under green belt aklong railwayline, G.T. Road,open spaces Road and Town Parks		93.72	
	Total Area	54.39	101.48	

Total Area : 54.39+101.48= 155.87 Acres

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Calculations of liabilities of EC as per Hon'ble High Court order dated 27.5.2009 In RFA No. 2213 of 1995 [Sector-7 & 8, Panipat]

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre Awarded by High Court @ Rs. 672760				6,72,760.00
Less	Rate of ADJ Award @ ₹ 392040-per Acre charged at the time of price fixation				3,92,040.00
	ADDITIONAL PRICE OF LAND				2,80,720.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 84,216.00
Add:	12% additional interest	10-05-89	07-05-92	1093	(Section 23 (IA) of LA Act, 1894) 1,00,875.00
					Total 4,65,811.00
Add:	9% additional interest (one year)	08-05-92	07-05-93	1 Year	(Section 28 of LA Act, 1894) 41,923.00
Add:	15% Interest	08-05-93	30-04-17	8758	(Section 28 of LA Act, 1894) 16,76,537.00
					Grand Total 21,84,271.00
	Total Liability 155.87* 2184271				34,04,62,321.00

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Calculation of 1st EC of Sector-7 and 8, Panipat (High Court)				
1	Total liability	34,04,62,321.00		
3	Total planned area	155.87		
4	Total Saleable Area	54.39		
5	E.C. for General Category	(340462321/54.39/4047)	1,546.74	Per Sq. Mtr.
		Or Says	1547.00	Per Sq. Mtr.

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