



हरियाणा शहरी विकास प्राधिकरण

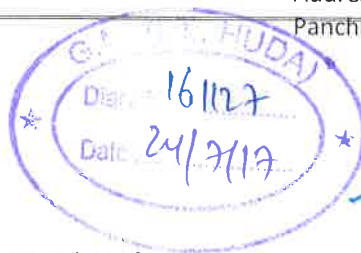
HARYANA URBAN
DEVELOPMENT AUTHORITY

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Address: C-3 HUDA HQ Sector-6,
Panchkula

To

The Estate Officer,
HUDA, Faridabad.



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

**Subject:- Recovery of Additional Price (1st EC) pertaining to the
acquired land for the development of Sector-56, 56-A,
Faridabad.**

1. Kindly refer to the subject cited above.
2. It is inform you that on the basis of enhanced compensation awarded by the ADJ Court, vide order dated 01.10.2009 in LAC No. 1 of 2007 pertaining to the acquired land for the development of Sector-56, 56-A, Faridabad, the following recovery rate of additional price (1st EC) has been worked out, out @ ₹ 3458.00 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-56, 56-A, Faridabad. 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-56, 56-A, 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.

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/-

Dated:- 24/7/17

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

1. The Administrator, HUDA, Faridabad alongwith calculation sheet for information and necessary action.
2. ✓ The GM(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-56, 56-A, Part, Faridabad 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-56, 56-A, Part, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. HUDA-CAO-2017/3024 dated 20.04.2017.

Table No. 1		
Detail of area, as per the approved layout cum Demarcation Plan bearing drawing no. DTP (F) 2520/2007 dated 10.09.2007		
Sector-56, 56-A, Part, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Area under Scheme	88.58
2	Net area planned	88.08
Details of planned area		
1	Area under plots	24.46
2	Area under Shopping Centre	3.53
3	Area under Educational Facilities	14.63
4	Area under HUDA Land	0.50
5	Area under Cremation Ground	1.11
6	Area under Institutional	0.35
7	Area under medical Facilities	13.11
8	Area under telephone exchange	1.98
9	Area under Taxi Stand	0.80
10	Area under Roads and Open Spaces	27.61
	Total	88.08



Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Total area in Acres
1	2	3	4	5
1	Area under plots	24.46		
2	Area under Shopping Centre	3.53		
3	Area under Educational Facilities	7.32	7.31	
4	Area under HUDA Land	0.50		
5	Area under Cremation Ground		1.11	
6	Area under Institutional	0.35		
7	Area under medical Facilities	13.11		
8	Area under telephone exchange		1.98	
9	Area under Taxi Stand	0.80		
10	Area under Roads and Open Spaces		27.61	
	Total Area	50.07	38.01	
Total Area : 50.07+38.01 = 88.08 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 (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)
1	2	3	4	5	6	7	8	9	10
56& 56A	50.11 Acre	6 dt. 03.08.06	2500000	01/07 dt. 01.10.09	4331800	4218/11 Dt. 23.08.11	Dismissed	6518/12 dt. 23.04.12	Dismissed
	Enhancement amount fixed by ADJ on which calculation is to be made (A)				1831800				
56& 56A	13.62 Acre	7 dt. 03.08.06	2800000	01/07 dt. 01.10.09	4840000	4218/11 Dt. 23.08.11	Dismissed	6518/12 dt. 23.04.12	Dismissed
	Enhancement amount fixed by ADJ on which calculation is to be made (B)				2040000				

Table No. 4

**Calculations of Total liability of 50.11 Acres on account of enhanced compensation
pertaining to Award No.6 dt. 3.8.2006 [A]**

Sr. No	Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1	Amount of Enhanced compensation as at (A)					18,31,800.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	5,49,540.00
3	Add: 12% additional interest	26-08-03	03-08-06	1074	(Section 23 (IA) of LA Act, 1894)	6,46,801.00
4					Total	30,28,141.00
5	Add: 9% additional interest (one year)	04-08-06	03-08-07	365	(Section 28 of LA Act, 1894)	2,72,533.00
6	Add: 15% Interest	04-08-07	31-05-17	3589	(Section 28 of LA Act, 1894)	44,66,301.00
7					Total	77,66,975.00
8	Total Liability 50.11 acre * 7766975				Total (A)	38,92,03,117.00

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Calculations of Total liability of 13.62 Acres on account of enhanced compensation pertaining to Award No.7 dt. 3.8.2006 [B]						
9	Amount of Enhanced compensation as at (B)					20,40,000.00
10	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 6,12,000.00
11	Add:	12% additional interest	26-08-03	03-08-06	1074	(Section 23 (IA) of LA Act, 1894) 7,20,316.00
12						Total 33,72,316.00
13	Add:	9% additional interest (one year)	04-08-06	03-08-07	365	(Section 28 of LA Act, 1894) 3,03,508.00
14	Add:	15% Interest	04-08-07	31-05-17	3589	(Section 28 of LA Act, 1894) 49,73,935.00
15						Total 86,49,759.00
16		Total Liability 13.62 acre * 8649759				Total (B) 11,78,09,718.00
17		Total liability (A+B)				50,70,12,835.00
18		Total Area of Award No.6 & 7 (50.11+13.62)				63.73 acre
19		Liability Per acre				79,55,638.00

Table No. 5			
Calculation of Additional Price			
1	Total liability per acre	79,55,638.00	Rs.
2	Total area as per layout Plan	88.08	Acre
3	Total saleable area as per layout Plan	50.07	Acre
4	Total liability of the Sector-56, 56-A, Fbd (7955638*88.08)	70,07,32,595.00	
5	Additional Price for General Category per Sq. Mtr. (700732595/50.07/4047)	3,458.00	Per Sq.Mtr.

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