



Haryana Urban Development Authority

C-3, Sector 6, Panchkula



NO.HUDA-CCF-ACCTT-II-2017/ 41718

Dated: 7/3/17

To

The Estate officer,
HUDA, Bahadurgarh.

Subject: Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-6, Jhajjar (Rohtak).

1. Kindly 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 27.11.2015 in RFA No. 3267 of 2015 pertaining to the acquired land for the development of Sector-6, Jhajjar, the recovery rate of additional price (**1st EC**) has been worked out @ **₹ 261/- per sq. meter for General Category and ₹ 12/- per sq. meter 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-6, Jhajjar. 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, Jhajjar** 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

For


Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

NO.HUDA-CCF-ACCTT-II-2017/ 41718-20

Dated: 7/3/17

Copy forwarded to the following information and further necessary action:-

1. Administrator, HUDA, Rohtak alongwith calculation sheet for information and necessary action please.
2. GM (IT) alongwith calculation sheet for uploading on website of HUDA.

DA/As above.

for


Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

ANNEXURE "A"

Calculation of additional price of Sector-6, Jhajjar under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. Additional price of land of Sector-6, Jhajjar has been fixed by Hon'ble High Court vide order dated 27.11.2015, vide which land cost of Sector-6, Jhajjar is enhanced and assessed @ ₹ 1378574.00 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."

3. Now, in view of award of Hon'ble Supreme 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, Jhajjar.
4. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-6, Jhajjar supplied by the Administrator, HUDA, Panchkula 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, Jhajjar has been prepared as under :-



**Detail of area of Sector-6, Jhajjar as per approved layout Plan by
DTP, Jhajjar vide Drg No. DTP (JH) 165/06 dated 13.02.2006**

| Area of Sector-6, Jhajjar | |
|--|-----------------------|
| Particulars | (Area in Acre) |
| Area of Sector | 181.20 |
| Area under green belt | 28.4 |
| Net Area Planned | 152.79 |
| Total Area Plots | 62.51 |
| Area under EWS Scheme | 5.66 |
| Area under Group Housing | 9.36 |
| Area under N.S, P.S and High School | 5.34 |
| Area under Religious Building | 1.23 |
| Area under Shopping Centre/Convenient Shopping | 4.77 |
| Area under Dispensary | 1.24 |
| Area under Police Post | 0.94 |
| Area under Community Centre | 1.98 |
| Area under Solid Waste | 1.31 |
| Area under taxi Stand | 1.06 |
| Area under Dharamshala | 0.49 |
| Area under Bus Que Shelter | 0.02 |
| Area under Nursing Home/Clinic | 0.25 |
| Area under Old Age Home | 1.17 |
| Area under Roads, Parks and Open Space | 55.46 |

Sector-6, Jhajjar

| SNO | Particular | Total Saleable | Proportionate Area of Saleable / Common Area | Total (3+4) (In Acres) | Total Chargeable / Common area | Common Facility for other sectors |
|-----|--|----------------|--|------------------------|--------------------------------|-----------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | Area Under residential Plots | 62.51 | 47.96 | 110.47 | | |
| 2 | Area under EWS Scheme | 5.66 | 4.34 | 10.00 | | |
| 3 | Area under Group Housing | 9.36 | 7.18 | 16.54 | | |
| 4 | Area under N.S, P.S and High School (5.33/2) | 2.67 | 2.05 | 4.72 | 2.67 | |
| 5 | Area under Religious Building | | 0.00 | 0.00 | 1.23 | |
| 6 | Area under Shopping Centre/Convenient Shopping | 4.77 | 3.66 | 8.43 | | |
| 7 | Area under Dispensary | 1.24 | 0.95 | 2.19 | | |
| 8 | Area under Police Post | | 0.00 | 0.00 | 0.94 | |
| 9 | Area under Community Centre | 0.00 | 0.00 | 0.00 | 1.98 | |
| 10 | Area under Solid Waste | 0.00 | 0.00 | 0.00 | 1.31 | |
| 11 | Area under taxi Stand | | 0.00 | 0.00 | 1.06 | |
| 12 | Area under Dharamshala | | 0.00 | 0.00 | 0.49 | |
| 13 | Area under Bus Que Shelter | | 0.00 | 0.00 | 0.02 | |
| 14 | Area under Nursing Home/Clinic | 0.25 | 0.19 | 0.44 | | |
| 15 | Area under Old Age Home | | 0.00 | 0.00 | 1.17 | |
| 16 | Area under Roads, Parks and Open Space | | 0.00 | 0.00 | 55.46 | |
| | Total Area | 86.46 | 66.33 | 152.79 | 66.33 | 0.00 |

Sector-6, Jhajjar

| Sector-6, Jhajjar | | | | | | |
|-------------------|--|----------|----------|------------|--|-----------------------|
| | | Days | | | | |
| | Particulars | From | To | Total Days | | Amount in ₹ |
| | Rate per acre Awarded by Hon'ble High Court RFA No. 3267 of 2015 (O&M) decision dated 27.11.2015 / | | | | | 13,78,574.00 |
| Less | Rate of Award @ ₹ 1250000/- per Acre | | | | | 12,50,000.00 |
| | ADDITIONAL PRICE OF LAND | | | | | 1,28,574.00 |
| Add: | 30% Solatium | | | | (Section 23(2) of LA Act, 1894) | 38,572.00 |
| Add: | 12% additional interest | 30-12-02 | 05-12-05 | 1071 | (Section 23 (IA) of LA Act, 1894) | 45,272.00 |
| | | | | | Total | 2,12,418.00 |
| Add: | 9% additional interest (one year) | 06-12-05 | 05-12-06 | 1 Year | (Section 28 of LA Act, 1894) | 19,118.00 |
| Add: | 15% Interest | 06-12-06 | 31-03-17 | 3768 | (Section 28 of LA Act, 1894) | 3,28,928.00 |
| | | | | | Grand Total | 5,60,464.00 |
| | Total Liability 152.79x560464 | | | | Total | 8,56,33,295.00 |



| Sector-6, Jhajjar | | | | | |
|--------------------------|----------------------------------|------------------------------|-------------------|--------------------------|------------|
| 1 | Total liability | 8,56,33,295.00 | | | |
| 2 | Rate of General Category | 5,355.00 | Per Sq.Mtr. | | |
| 3 | Rate of EWS Category | 239.00 | Per Sq. Mtr. | | |
| 4 | Proportionate Ratio | | | | |
| i) | General Category | (A) | (80.80x5355x4047) | 1,75,10,72,148.00 | |
| ii) | EWS Category | (B) | (5.66x239x4047) | 54,74,539.00 | |
| | | (C) | Total | 1,75,65,46,687.00 | |
| 5 | Amount for EC (General Category) | (A/Cx85633295) | | 8,53,66,406.00 | |
| 6 | Amount for EC (EWS Category) | (B/Cx85633295) | | 2,66,889.00 | |
| 7 | E.C. for General Category | (85366356/80.80/4047) | | 261.00 | Per Sq.Mtr |
| 9 | E.C. for EWS Category | (266939/5.66/4047) | | 12.00 | Per Sq.Mtr |

