



हरियाणा शहरी विकास प्राधिकरण

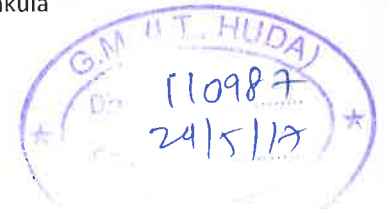
HARYANA URBAN
DEVELOPMENT AUTHORITY

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

To

The Estate Officer,
HUDA, Faridabad.



Subject:- NO.HUDA-CCF-ACCTT-II-2017/ DATED:-
Recovery of Additional Price (1st EC) pertaining to the
acquired land for the development of Sector-77 and 78,
Faridabad.

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 16.09.2015 in RFA No.7108 of 2015 pertaining to the acquired land for the development of Sector-77 and 78, Faridabad, the recovery rate of additional price (1st EC) has been worked out which are as under :-

Sr. no.	Sector	General Category(Rate Per Sq. Mtr.)
1	Sector-77, Faridabad	5850.00
2	Sector-78, Faridabad	4841.00

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-77 and 78, 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-77 and 78, 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/-93322 Dated:- 23/5/17

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 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"

Subject : Calculation of additional price of Sector-77 and 78, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. The Additional price of land of Sector-77 and 78, Faridabad has been fixed by Hon'ble High Court vide order dated 16.9.2015, vide which land cost of Sector-77 and 78, Faridabad is enhanced and accessed @ ₹ 1700.00 Per. Sq. Yd (₹ 82,28,000/- 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 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-77 and 78, Faridabad:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-77 and 78, Faridabad supplied by the CTP, 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-77 and 78, Faridabad has been prepared a under :-



**(Liability of enhanced compensation pertaining of Sec 77 & 78
Faridabad)**

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre Awarded by Hon'ble High Court 16.09.2015 RFA No.7108 of 2015 @ ` 1700/- per sq. yd.					82,28,000.00
Less	Rate of Hon'ble Additional District Judge Court, FBD @ ₹ 5091680/-per Acre					50,91,680.00
	ADDITIONAL PRICE OF LAND					31,36,320.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	9,40,896.00
Add:	12% additional interest	07-02-08	04-02-11	1093	(Section 23 (IA) of LA Act, 1894)	11,27,013.00
					Total	52,04,229.00
Add:	9% additional interest (one year)	05-02-11	04-02-12	1 Year	(Section 28 of LA Act, 1894)	4,68,381.00
Add:	15% Interest	05-02-12	31-03-17	1881	(Section 28 of LA Act, 1894)	40,22,940.00
	Total liability (Per Acre)				Grand Total	96,95,550.00

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**Detail of area as per approved Revised layout cum Demarcation Plan of
Sector-77, Faridabad bearing drawing no. DTP (F) 2737/15 dated 05.10.2015**

**Sector-77, Faridabad
Area of Sector-77, Faridabad**

Sr. No.	Particulars	(Area in Acre)
1	Total area of the sector	391.08
2	Area of Acquired Land	169.35
3	Area under HUDA Land to be Planned later on	3.13
4	Net Area Planned	166.22
Detailed of planned area of the sector		
1	Area under Institutional Pots/Sites(HUDA)	33.75
2	Area under Residential plots (HUDA)	17.54
3	Area under Shopping Centre/Convenient Shopping	3.45
4	Area under N.H. And Clinic(including parking)	0.65
5	Area under Creche	0.260
6	Area under Nursery School	0.200
7	Area under Police Post	0.38
8	Area under Multilevel Parking	4.00
9	Area under Multilevel Parking/Commercial	4.25
10	Area under Hospital site	5.00
11	Area under Water Works	1.00
12	Area under Religious Building	0.200
13	Area under Electric Sub Station	3.230
14	Area under Taxi Stand	1.00
15	Area under Ashiana Scheme	6.09
16	Area under Milk Booth & Vegetable Booth	0.01
17	Area under Petrol Pump	0.22
18	Area under Roads and open spaces	84.99
	Total	166.22

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-77, Faridabad bearing drawing no. DTP (F) 2737/15 dated 05.10.2015

Sector-77, Faridabad

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Institutional Pots/Sites(HUDA)	33.75		
2	Area under Residential plots (HUDA)	17.54		
3	Area under Shopping Centre/Convenient Shopping	3.45		
4	Area under N.H. And Clinic(including parking)	0.65		
5	Area under Creche	0.260		
6	Area under Nursery School	0.10	0.10	
7	Area under Police Post		0.38	
8	Area under Multilevel Parking		4.00	
9	Area under Multilevel Parking/Commercial		4.25	
10	Area under Hospital site	5.00		
11	Area under Water Works		1.00	
12	Area under Religious Building		0.20	
13	Area under Electric Sub Station		3.23	
14	Area under Taxi Stand	1.00		
15	Area under Ashiana Scheme	6.09		
16	Area under Milk Booth & Vegetable Booth	0.01		
17	Area under Petrol Pump	0.22		
18	Area under Roads and open spaces		84.99	
	Total Area	68.07	98.15	

Total Area : 68.07+98.15= 166.22 Acres

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Sector-77, Faridabad

1	Total planned area of the sector (In Acres)	166.22		
2	Total saleable area of the sector (in acres)	68.07		
3	Amount per Acre	96,95,550.00		
4	Liability of the sector-77, Faridabad (9695550*166.22)	1,61,15,94,321.00		
5	E.C. for General Category	(1611594321/68.07/4047)	5,850.00	Per Sq.Mtr

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**Detail of area as per approved Revised layout cum Demarcation Plan of
Sector-78, Faridabad bearing drawing no. DTP (F) 2738/15 dated
05.10.2015**

Sector-78, Faridabad

Area of Sector-78, Faridabad

Sr. No.	Particulars	(Area in Acre)
1	Total area of the sector	398.48
2	Area of acquired Land	236.98
3	Net Area Planned	236.98
Detailed of planned area of the sector		
1	Area under Institutional Pots/Sites(HUDA)	30.13
2	Area under Residential plots (HUDA)	54.980
3	Area under Quotees Quota (Commercial Booths)	0.08
4	Area under Ashiana Scheme	3.87
5	Area under Shopping Centre	6.60
6	Area under Commercial	4.37
7	Area under N.H. & Clinic	0.48
8	Area under Multilevel Parking	2.20
9	Area under Water Works & Bothing Station	0.68
10	Area under Religious Building	0.10
11	Area under Community Centre	2.59
12	Area under Gymkhana Club	3.000
13	Area under Group Housing	5.890
14	Area under Dispensary	1.30
15	Area under Taxi Stand	0.50
16	Area under Social & Charitable	0.70
17	Area under Police Post	0.20
18	Area under Telephone Exchange	1.03
19	Area under Electric Sub Station	3.260
20	Area under Crche	0.200
21	Area under Nursery School	0.84
22	Area under High School	5.00
23	Area under Petrol Pump	0.22
24	Area under HUDA Land	1.00
25	Area under Roads & Open Spaces	107.76
	Total	236.98

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**Detail of area as per approved Revised layout cum Demarcation Plan of
Sector-78, Faridabad bearing drawing no. DTP (F) 2738/15 dated
05.10.2015**

Sector-78, Faridabad

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Institutional Pots/Sites(HUDA)	30.13		
2	Area under Residential plots (HUDA)	54.98		
3	Area under Quotees Quota (Commercial Booths)	0.08		
4	Area under Ashiana Scheme	3.87		
5	Area under Shopping Centre	6.600		
6	Area under Commercial	4.37		
7	Area under N.H. & Clinic	0.48		
8	Area under Multilevel Parking		2.20	
9	Area under Water Works & Boosting Station		0.68	
10	Area under Religious Building		0.10	
11	Area under Community Centre		2.59	
12	Area under Gymkhana Club	3.00		
13	Area under Group Housing	5.890		
14	Area under Dispensary	1.30		
15	Area under Taxi Stand	0.50		
16	Area under Social & Charitable	0.70		
17	Area under Police Post		0.20	
18	Area under Telephone Exchange	1.03		
19	Area under Electric Sub Station		3.26	
20	Area under Creche	0.20		
21	Area under Nursery School	0.42	0.42	
22	Area under High School	2.50	2.50	
23	Area under Petrol Pump	0.22		
24	Area under HUDA Land	1.00		
25	Area under Roads & Open Spaces		107.76	
	Total Area	117.27	119.71	

Total Area : 117.27+119.71 = 236.98 Acres

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Sector-78, Faridabad				
1	Total planned area of the sector (In acres)	236.98		
2	Total saleable area of the sector (in acres)	117.27		
3	Amount per Acre	96,95,550.00		
4	Liability of the sector-78, Faridabad (9695550*236.98)	2,29,76,51,439.00		
5	E.C. for General Category	(2297651439/117.27/4047)	4,841.00	Per Sq.Mtr

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