



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/ 70117
DATED:- 21/4/17

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-12, Palwal.

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 31.01.2013 pertaining to the acquired land for the development of Sector-12, Palwal, the recovery rate of additional price (**1st EC**) has been worked out @ **₹ 1529.00 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-12, Palwal. 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, Palwal, 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/- 70118-19 Dated:- 21/4/17

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"

Calculation of additional price of Sector-12, Palwal under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that enhanced price of land of Sector-12, Palwal has been fixed by Hon'ble ADJ Court, Palwal vide order dated 31.01.2013, vide which land cost of Sector-12, Palwal is enhanced and assessed @ ₹ 24,48,396/-.
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 Court, Palwal 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-12, Palwal :-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-12, Palwal 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-12, Palwal has been prepared a under :-



**Detail of area as per approved Revised layout cum
Demarcation Plan of Sector-12, Palwal bearing drawing no.
DTP (PAL) 62/14 dated 12.08.2014**

Sector-12 Palwal

Area of Sector-12 Palwal

Sr. No.	Particulars	(Area in Acre)
1	Total area of the sector	158.19
2	Area of Recommended to be released applicant land by Administrator HUDA Faridabad	15.46
3	Area of released Land	5.34
4	Net Area Planned	137.39
Detailed of planned area of the sector		
1	Area under plots	38.42
2	Area under Gymkhana Club	2.60
3	Area under HUDA/Town Planning Staff Quarters	1.51
4	Area under HUDA Office Complex/(DTP Office)	1.18
5	Area under Reserved for Group Housing	4.52
6	Area under Electric Sub Station	2.10
7	Area under Water Works	0.76
8	Area under R.B.	0.23
9	Area under Shopping Centre	5.39
10	Area under Police Post	0.50
11	Area under Reserved for EWS Plots	5.84
12	Area under Medical Facilities, Poly Clinic & NH	0.420
13	Area under Education Facility Collage, Pry. School	11.23
14	Area under Creche/N.S.	0.32
15	Area under HUDA Land	0.16
16	Area under Cremation Ground	1.00
17	Area under Roads, Open Spaces & Nallah	61.21
	Total	137.39

**Detail of area as per approved Revised layout cum Demarcation
Plan of Sector-12, Palwal bearing drawing no. DTP (PAL) 62/14
dated 12.08.2014**

Sector-12, Palwal

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under plots	38.42		
2	Area under Gymkhana Club	2.60		
3	Area under HUDA/Town Planning Staff Quarters	1.51		
4	Area under HUDA Office Complex/(DTP Office)	1.18		
5	Area under Reserved for Group Housing	4.520		
6	Area under Electric Sub Station		2.100	
7	Area under Water Works		0.76	
8	Area under Religious Building		0.23	
9	Area under Shopping Centre	5.39		
10	Area under Police Post		0.50	
11	Area under Reserved for EWS Plots	5.84		
12	Area under Medical Facilities, Poly Clinic & NH	0.42		
13	Area under Education Facility Collage, Pry. School	5.610	5.62	
14	Area under Creche/N.S.	0.32		
15	Area under HUDA Land	0.16		
16	Area under Cremation Ground		1.00	
17	Area under Roads, Open Spaces & Nallah		61.21	
	Total Area	65.97	71.42	

Total Area:- 65.97+71.42=137.39 Acre



Sector-12, Palwal

	Particulars	Days			Amount in ₹
		From	To	Total Days	
	Rate per acre Awarded by ADJ, Palwal decision dated 31.01.2013 @` 2448396/-				24,48,396.00
Less	Rate of Award @ ₹ 1600000/- per Acre				16,00,000.00
	ADDITIONAL PRICE OF LAND				8,48,396.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 2,54,519.00
Add:	12% additional interest	15-06-06	09-06-09	1090	(Section 23 (IA) of LA Act, 1894) 3,04,028.00
					Total 14,06,943.00
Add:	9% additional interest (one year)	10-06-09	09-06-10	1 Yr	(Section 28 of LA Act, 1894) 1,26,625.00
Add:	15% Interest	10-06-10	31-03-17	2486	(Section 28 of LA Act, 1894) 14,37,395.00
					Grand Total 29,70,963.00
	Total Liability 137.39*2970 963				Total 40,81,80,607

Sector-12, Palwal

1	Total liability	40,81,80,607.00		
2	E.C. for General Category	(408180607/65.97/4047)	1,529.00	Per Sq.Mtr