

HARYANA URBAN DEVELOPMENT AUTHORITY
C-3, SECTOR-6, PANCHKULA

NO.HUDA/CCF/Acctt II/2015/- 13987-89 Dated 29.07.2015

To

1. All Administrators,
HUDA (in the State).
2. All the Estate officers,
HUDA (in the State).
3. All Land Acquisition Officers,
(in the State).

Subject: Recovery from plot owners under Regulation 10 of Haryana Urban Development (Disposal of Land Buildings) Regulation, 1978 in respect of land compensation enhanced by the Courts – Review and monitoring-regarding.

Attention is invited to this office earlier letter No. CCF-Acctt-II-2007/6499-6503 dated 22.2.2007 as per which the Zonal Administrators sanctions the payment of the enhanced compensation to the land owners after receipt of the proposal from the Land Acquisition Officer. The amount so paid is apportioned over the particular sector to calculate the “Additional Price” under Regulation 2 (b) of Haryana Urban Development (Disposal of Land Buildings) Regulation, 1978 (hereinafter referred as HUDA Regulations for brevity). The respective Estate Officer recovers the “Additional Price” from the plot owners by issuing demand under Regulation 10 of HUDA Regulations.

2. Payment of enhanced compensation is made by HUDA out of its own resources. The investment made by HUDA towards the payment of enhanced compensation from its own resources further strains the commitment or development works in other areas. Therefore, it is imperative that HUDA should recover the additional price from plot owners immediately after decision has been taken to implement the court order about enhanced compensation.

3. The sale of the plots by allotment is done under regulation 5 based on tentative price. As defined under Regulation 2 (i), the tentative price is calculated on the basis of

compensation awarded by the Collector under Land Acquisition Act . Clause 2 of allotment letter issued under regulation 5 (3) explicitly conveys that the price quoted in the allotment letter is “tentative price”. Clause 9 of the allotment letter reconfirms that any enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within 30 days of its demand. The recovery of additional price from the allottee is made under Regulation 10.

4. As per regulation 10, the the additional price is payable within 30 days of the date of demand in this behalf by the Estate Officer . Estate Officer issues demand of the additional price from plot owners after determination of the additional price by the Chief Administrator under regulation 2 (b) . The interest liability on the plot owners starts after 30 days of the date of issuance of demand of additional price by the EO. To prevent any revenue loss on account of interest , it is essential that such demands are issued immediately .
5. The details of additional price so determined under Regulation 2 (b) are now also being displayed on HUDA Website at https://www.huda.gov.in/Pages/Financial_policy.aspx. For calculation of the additional price, the Hqrs.(Accounts) Branch collects information from various other offices of HUDA. This sometimes results in delays.
6. A large number of orders have been passed by the Courts about enhanced compensation. A summary exercise needs to be undertaken to ensure that demands have been issued to the plot owners under Regulation 10 in every enhanced compensation case. The Zonal Administrators are requested to review the position for enhancements orders issued by the Court w.e.f. 1.4.2011 by opening a register as per Table 1 annexed and refer to the Hqrs. in the Table 2 annexed (alongwith the copies of orders referred there under)where additional price has not been determined so far.
7. The register as per Table 1 shall continue to be maintained for future enhancements awarded by the Court also. The Zonal Administrators are also requested to conduct inspection of the register every quarter to ensure proper compliance and take up matter with Hdqrs where determination of additional price has not been done.
8. For payment of enhanced compensation in future, the Zonal Administrators shall requisition funds from the Hqrs. in the Table 3 & Table 4 annexed alongwith the copies of orders referred there under .

9. Copy of these instructions are also being displayed on
https://www.huda.gov.in/Financial%20Wing/Instruction_of%20Finance_HUDA.pdf

DA/As above.

lll
29/7/15

(Rajesh Jindal)
Chief Controller of Finance,
For Chief Administrator, HUDA,
Panchkula.

Table 1

Sr. No.	Urban Estate	Sector	Details of Court's order for enhanced compensation						Additional price determined under regulation 2 (b) based on Court's order						Whether EO has issued demands under regulation 10
			Adj Court		H.C. order		SC order		Adj Court		H.C. order		SC order		
			order No. & Date	Rate (per acre)	No & Date	Rate (per acre)	No. & date	Rate (per acre)	File No. & Date	Additional price (in Rs. per sq.mtr)	File No. & Date	Additional price (in Rs. per sq.mtr)	File No. & Date	Additional price (in Rs. per sq.mtr)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Table 2

[illegible]

Table 3

Sr. No.	Urban Estate	Sector	Details of Court's order based on which enhanced compensation is being paid now			Earlier Rate (per acre)	Increase in compensation (per acre)	Funds requisitioned now (Rs. In lacs)
			Court order No.	Date	Rate as per current order (per acre)			
1.	2	3	4	5	6	7	8	9

Table 4

[illegible]