



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, Hisar.

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

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-9 and 11, Hisar.

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 Supreme Court vide order dated 19.04.2016 pertaining to the acquired land for the development of Sector-9 and 11, Hisar, the recovery rate of additional price (**1st EC**) has been worked out @ ₹ **2203.00 Per Sq. Mtr. for General Category and @ ₹ 220.00 Per Sq. Mtr. 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-9 and 11, Hisar. 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-9 and 11, Hisar, 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/- 99036 Dated:- 31/05/2017

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

1. The Administrator, HUDA, Hisar 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-9-11, Hisar under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that additional price of land of Sector-9-11, Hisar has been fixed by Hon'ble Supreme Court vide order dated 19.04.2016, vide which land cost of Sector-9-11, Hisar is enhanced and accessed @ ₹ 15,73,000.00 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."

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-9-11, Hisar:-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-9-11, Hisar supplied by the Administrator, HUDA, Hisar 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, Hisar at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of 2nd EC of Sector-9-11, Hisar has been prepared as under:-



Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9-11, Hisar, Hisar bearing drawing no. DTP (H) 3307/02 dated 03.07.2002		
Sector-9-11, Hisar		
Sector-9-11, Hisar		
Sr. No.	Particulars	(Area in Acre)
1	Total area of the Scheme	304.28
2	Area under Industrial use	2.55
3	Area under Released/Unacquired Structure	1.59
4	Area under Water Works Extension	32.64
5	Area under Existing water works	4.43
6	Area under HT line Reservation	15.35
7	Area under HUDA Land	5.38
Detailed of planned area of the sector		
1	Area under Residential plots	130.15
2	Area under Shopping Centre	15.05
3	Area under Community Centre	2.00
4	Area under Police post	0.80
5	Area under Electric Substation/HUDA Elect. Sub Station	1.65
6	Area under High School	4.85
7	Area under Primary School/N.S. & Crche	4.24
8	Area under Religious Building	0.20
9	Area under Nursing Home/Clinic	0.70
10	Area under Public & semi Public use	7.56
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery	84.00
	Total	251.20

Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9-11, Hisar bearing drawing no. DTP (H) 3307/02 dated 03.07.2002

Sector-9-11, Hisar				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Residential plots	130.15		
2	Area under Shopping Centre	15.05		
3	Area under Community Centre		2.00	
4	Area under Police post		0.80	
5	Area under Electric Substation/HUDA Elect. Sub Station		1.65	
6	Area under High School	2.42	2.43	
7	Area under Primary School/N.S. & Crche	2.12	2.12	
8	Area under Religious Building		0.20	
9	Area under Nursing Home/Clinic	0.70		
10	Area under Public & semi Public use		7.56	
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery		84.00	
	Total Area	150.44	100.76	

Total Area = 150.44+100.76=251.20

 

Sector-9-11, Hisar (Supreme Court)						
Calculations of liabilities of EC as per Hon'ble Supreme Court order dated 19.04.2016						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by Hon'ble Supreme Court order dated 19.04.2016 @ Rs. 325 per Sq yd. Or says Rs. 1573000/-					15,73,000.00
Less	Rate of Hon'ble High Court @ ₹ 847000/- per Acre charged at the time of price fixation					8,47,000.00
	ADDITIONAL PRICE OF LAND					7,26,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,17,800.00
Add:	12% additional interest	19-05-92	17-05-95	1094	(Section 23 (IA) of LA Act, 1894)	2,61,121.00
					Total	12,04,921.00
Add:	9% additional interest (one year)	18-05-95	17-05-96	366	(Section 28 of LA Act, 1894)	1,08,740.00
Add:	15% Interest	18-05-96	30-04-17	7653	(Section 28 of LA Act, 1894)	37,89,559.00
					Grand Total	51,03,220.00
	Total Liability 251.20* 5103220					1,28,19,28,864.00

Calculation of Sector-9-11, Hisar (Supreme Court)					
1	Total liability	1,28,19,28,864.00			
2	Total Land as per layout Plan	251.20			
3	Total saleable Area	150.44			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,392.00	Per Sq.mtr.		
5	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	239.20	Per Sq.mtr.		
6	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2392x 143.07x 4047)	1,38,49,78,262.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(239x 7.37x 4047)	71,34,472.00	
7		(C)	Total	1,39,21,12,734.00	
8	Amount for EC (General Category)	(A/Cx 1281928864)		1,27,53,59,076.00	
9	Amount for EC (EWS Category)	(B/Cx 1281928864)		65,69,788.00	
10	E.C. for General Category	(1275359076/ 143.07/4047)		2,203.00	Per Sq.Mtr.
11	E.C. for EWS Category	(6569788/ 7.37/ 4047)		220.00	Per Sq.Mtr.