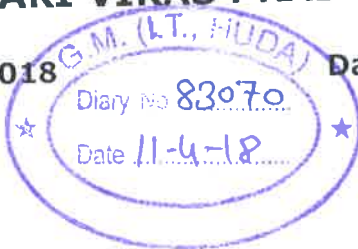


HARYANA SHAHARI VIKAS PRADHIKARAN

Memo No.HSVP/CCF/Acctt-II/2018



Dated:

To

The Estate Officer,
HSVP, Rohtak.

Subject:- Revised recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-4 Ext. and 5, Rohtak.

1. Please refer to subject cited above.

2. It is to inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ Court in No. 193-L/05 dt. 24.12.2010 and Hon'ble High Court in No. 2250/11 dt. 01.09.14 pertaining to the acquired land for the development of Sector-4 Ext. and 5, Rohtak the revised recovery rate of additional price (1st EC) has been worked out are as under :-

Sr. no.	Sector	General Category (Rate Per Sq. Mtr.)	EWS Category (Rate Per Sq. Mtr.)
1	Sector-4 Ext., Rohtak	Rs. 2298.45 instead of Rs. 3747.00	Rs. 183.11 instead of Rs. 299.00
2	Sector-5, Rohtak	Rs. 3280.28 instead of Rs. 4317.00	Rs. 179.20 instead of Rs. 236.00

3. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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-4 Ext. and 5, Rohtak. Detailed calculations are attached herewith at **Annexure "A"**.

4. 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-4 Ext. and 5, Rohtak, under Regulations 10(2) of Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 by intimating them the detailed calculations of additional price. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/- 68861 Dated:- 9/4/18

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

1. The Administrator, HSVP, Rohtak alongwith calculation sheet for information and necessary action.

2. The G.M.(IT), HSVP(HQ), Panchkula alongwith calculation sheet for uploading on HSVP Website. It is also requested to confirm the generation of notices to the allottees as per Policy of HSVP.

DA/As Above:

Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Annexure-"A"

Revised calculation of additional price of Sector-4 Ext. and 5, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

- As per information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 2233 dated 27.03.2018, Revised calculation of additional price of Sector-4 Ext. and 5, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 has been prepared, which is as under:-

Table No. 1									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		HC Court		SC Court	
1	2	3	4	5	6	7	8	9	10
		No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)	Order No. & Date	Amount in Rs. (per acre)
4-5, Rohtak	455.14 Acre (116.23+338.91)	3 & 4 dt. 29.12.04	450000	193-L/05 dt. 24.12.10	865435	2250/11 Dt. 01.09.14	1500000	Nil	Nil
Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)					415435	-----	634565	-----	-----

Table No.2							
Calculations of Total liabilities of 455.14 (116.23+338.91 Acres) on account of enhanced compensation as per ADJ court order pertaining to Award No. 3 & 4 dated 29.12.2004 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					4,15,435.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,24,631.00
3	Add:	12% additional interest	04-01-02	29-12-04	1091	(Section 23 (IA) of LA Act, 1894)	1,49,010.00
4						Total	6,89,076.00

5	Add:	9% additional Interest (one year)	30-12-04	29-12-05	365	(Section 28 of LA Act, 1894)	62,017.00
6	Add:	15% Interest	30-12-05	31-08-17	4263	(Section 28 of LA Act, 1894)	12,07,205.00
7						Total	19,58,298.00
8		Total Liability 455.14*1958298				Total	89,12,99,752.00

Calculations of Total liabilities of 455.14 (116.23+338.91 Acres) on account of enhanced compensation as per Hon'ble High court order pertaining to Award No. 3 & 4 dated 29.12.2004 (B)

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)			6,34,565.00
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 1,90,370.00
11	Add: 12% additional interest	04-01-02	29-12-04	1091 (Section 23 (IA) of LA Act, 1894) 2,27,609.00
12				Total 10,52,544.00
13	Add: 9% additional Interest (one year)	30-12-04	29-12-05	365 (Section 28 of LA Act, 1894) 94,729.00
14	Add: 15% Interest	30-12-05	31-08-17	4263 (Section 28 of LA Act, 1894) 18,43,971.00
15				Total 29,91,244.00
16	Total Liability 455.14*2991244			Total 1,36,14,34,794.00
17	Total Area of Award No.3 & 4 (116.23+338.91)			455.14
18	Total Liability of 455.14 acre			Grand Total (A+B) 2,25,27,34,546.00
19	Total Liability per acre			49,49,542.00

Table No. 3		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. 1672/2007 dated 22.02.2007		
Sector-4 Ext., Rohtak		
Sr. No.	Particulars	(Area in Acre)
1	Total area of Sector-4 Ext.	171.42
2	Area of Half of the Sector dividing road	13.25
3	Area of 30m Green Belt	13.17
4	Net Planned Area	145.00
Details of planned area		
1	Area under Shopping Centre	3.55
2	Area under Convenient Shopping	1.21
3	Area under Senior Secondary School	5.00
4	Area under GYM Khana Club	6.27
4	Area under Group Housing	5.39
5	Area under Primary School	1.97
6	Area under Nursery School	0.30
7	Area under taxi Stand	0.83
8	Area under Garbage Collection centre	1.00
9	Area under Creche	0.20
10	Area under Religious Building	0.64
11	Area under Nursing Home	0.50
12	Area under DPDO Office	0.46
13	Area under Site for Institutional Use	1.25
14	Area under Clinic Site	0.12
15	Area under Milk Booths	0.004
16	Area under approved site for Ashiana Scheme Area	5.80
17	Area under Children Home	0.34
18	Area under plots	47.80
19	Area under EWS Housing	14.50
20	Area under open spaces, road and park	47.86
	Total	145.00

Table No. 4				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Shopping Centre	3.55		
2	Area under Convenient Shopping	1.21		
3	Area under Senior Secondary School	2.50	2.50	
4	Area under GYM Khana Club	6.27		
5	Area under Group Housing	5.39		
6	Area under Primary School	0.99	0.98	
7	Area under Nursery School	0.15	0.15	
8	Area under taxi Stand		0.83	
9	Area under Garbage Collection centre		1.00	
10	Area under Creche		0.20	
11	Area under Religious Building		0.64	
12	Area under Nursing Home	0.50		
13	Area under DPDO Office	0.46		
14	Area under Site for Institutional Use	1.25		
15	Area under Clinic Site	0.124		
16	Area under Milk Booths	0.004		
17	Area under approved site for Ashiana Scheme Area	5.80		
18	Area under Children Home		0.34	
19	Area under plots	47.80		
20	Area under EWS Housing	14.50		
21	Area under open spaces, road and park		47.86	
	Total Area	90.50	54.50	

Total Area = 90.50+ 54.50=145.00 Acre

Table No.5					
Calculation of 1st Additional price of Sector-4 EXT., Rohtak					
1	Total liability per acre	49,49,542.00			
2	Total Land as per layout Plan	145.00			
3	Total saleable Area as per layout plan	90.50			
4	Total liability of the Sector-4 Extension, Rohtak (4949542*145)	71,76,83,590.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	6,000.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	478.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(6000x 76.00x 4047)	1,84,54,32,000.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 14.50x 4047)	2,80,49,757.00	
8		(C)	Total	1,87,34,81,757.00	
9	Amount for EC (General Category)	(A/Cx 717683590)		70,69,38,436.00	
10	Amount for EC (EWS Category)	(B/Cx 717683590)		1,07,45,154.00	
11	E.C. for General Category	(706938436/ 76/4047)		2,298.45	Per Sq.Mtr.
12	E.C. for EWS Category	(10745154/ 14.50/ 4047)		183.11	Per Sq.Mtr.

Table No. 6
Detail of area as per the approved Revised layout cum Demarcation
Plan bearing drawing no DTP (R) 1796 10 dated 11 10 10

Sr. No	Sector- Particulars Rohtak	(Area in Acre)
1	Acquired area under sector-5	161.27
2	Reserve for ITI Campus	15.00
3	Land exchanged from HUDA (78K 16M) (Private land of jagbir Singh Narwal)	21.20
4	Land reserved for Public & Semi Public	3.82
	Area under 30M Green Belt	10.76
5	Net Planned Area	110.50
Details of planned area		
1	Area under residential plots	23.16
2	Area under EWS Housing Pockets	14.07
3	Area under Shopping Centre	4.68
4	Area under Group Housing	9.13
5	Area under Grid Sub-Station	2.52
6	Area under Boosting Station	0.88
7	Area under Police Post	0.48
8	Area under Poly Clinic	1.20
9	Area under Primary School	2.07
10	Area under N.S (Nursery School)	0.50
11	Area under creche	0.46
12	Area under R.B. (Religious)	0.54
13	Area under N.H. (Nursing Home)	0.25
14	Area under Clinic	0.25
15	Area under Taxi Stand	1.00
16	Area under Fire Station	2.44
17	Area under Community Centre	1.94
18	Area under Milk Booths	0.01
19	Area under Day Care Centre	0.46
20	Area under Roads, park, Open Spaces and HUDA Land	44.46
	Total	110.50

Table No. 7				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under residential plots	23.16		
2	Area under EWS Housing Pockets	14.07		
3	Area under Shopping Centre	4.68		
4	Area under Group Housing	9.13		
5	Area under Grid Sub-Station		2.52	
6	Area under Boosting Station		0.88	
7	Area under Police Post		0.48	
8	Area under Poly Clinic	1.20		
9	Area under Primary School	1.04	1.03	
10	Area under N.S (Nursery School)	0.25	0.25	
11	Area under creche		0.46	
12	Area under R.B. (Religious)		0.54	
13	Area under N.H. (Nursing Home)	0.25		
14	Area under Clinic	0.25		
15	Area under Taxi Stand		1.00	
16	Area under Fire Station		2.44	
17	Area under Community Centre		1.94	
18	Area under Milk Booths	0.01		
19	Area under Day Care Centre	0.46		
20	Area under Roads, park, Open Spaces and HUDA Land		44.46	
	Total Area	54.50	56.00	

Total Area = 54.50+56.00= 110.50 Acre

Table No. 8					
Calculation of 1st Additional price of Sector-5, Rohtak					
1	Total liability per acre	49,49,542.00			
2	Total Land as per layout Plan	110.50	Acre		
3	Total saleable Area as per layout plan	54.50	Acre		
4	Total liability of the Sector-5, Rohtak (4949542*110.50)	54,69,24,391.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	8,750.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	478.00	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(8750x 40.43x 4047)	1,43,16,76,838.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 14.07x 4047)	2,72,17,937.00	
8		(C)	Total	1,45,88,94,775.00	
9	Amount for EC (General Category)	(A/Cx 546924391)		53,67,20,671.00	
10	Amount for EC (EWS Category)	(B/Cx 546924391)		1,02,03,720.00	
11	E.C. for General Category	(536720671/ 40.43/4047)		3,280.28	Per Sq. Mtr.
12	E.C. for EWS Category	(10203720/ 14.07/ 4047)		179.20	Per Sq. Mtr.

Note:-The above said calculation has been revised as intimated by the Administrator, HSVP, Rohtak vide memo no. 2333 dt. 27.03.18:-

"It is intimated that as per the orders of Hon'ble High Court in RFA No.2250/2011 three rates were quoted Rs.18,31,500/-, 16,65,000/- & 15,00,000/- Per Acre and this office has paid the compensation @ Rs.15,00,000/- Per Acre and no payment has been made @ Rs. 18,31,500/-, 16,65,000/-."