

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, Sonapat.

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-15, part-II, Sonapat.

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 vide order dated 20.09.2000 in LAC No.1/22.02.95 and Hon'ble High Court vide order dated 20.09.2010 in RFA No. 1692/2001 pertaining to the acquired land for the development of Sector-15, Part-II, Sonapat, the recovery rate of additional price (**1st EC**) has been worked out @ **Rs. 4298.88 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-15, Part-II, Sonapat. 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-15, Part-II, Sonapat, 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:

Endst.No.HUDA-CCF-Acctt-II-2

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

1. The Administrator, HUDA, Rohtak alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HUDA(HQ), Panchkula alongwith on HUDA Website. It is also requested to confi the allottees as per Policy of HUDA.

DA/As Above:

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Annexure-"A"

Calculation of additional price of Sector-15, Part-II, Sonapat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. As per policy approved by Authority vide Agenda Item No. 22 in its 111th meeting held on 27.07.2016, the calculations of the Additional Price under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978, are now being made in respect of Sector-15, Part-II, Sonapat.
2. As per policy the differential amount of enhancement shall be updated @ 15 % p.a upto the quarter in which determination is being made. But the enhancement calculation has been done upto 31.01.2018 @ 15 % p.a to avoid litigation/court case.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 6679 dated 08.09.2017.

Table No. 1			
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (S) vide email dated 05.09.2017			
Sector-15,Part-II, Sonapat			
Sr. No.	Particulars	Area in Hect.	(Area in Acre)
1	Total area of part-II	9.6	23.71
2	Area under Shamshan	0.15	0.37
3	Net Area planned	9.45	23.34
Details of planned area			
1	Area under plots	2.77	6.84
2	Area under DTCP & HUDA office & officer's resident	1.00	2.47
3	Area under Bal Bhawan	0.64	1.58
4	Area under Police Post	0.46	1.14
5	Area under Public & Semi-Public	0.13	0.31
6	Area under LIC	0.13	0.31
7	Area under Primary school	0.44	1.09
8	Area under Religious building	0.21	0.52
9	Area under Nursing home and clinic	0.08	0.20
10	Area under HSEB Sub-Station	0.03	0.06
11	Area under Roads, Open Spaces Parks etc.	3.57	8.83
	Total	9.45	23.34

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	6.84		
2	Area under DTCP & HUDA office & officer's resident		2.47	
3	Area under Bal Bhawan		1.58	
4	Area under Police Post		1.14	
5	Area under Public & Semi-Public	0.16	0.15	
6	Area under LIC	0.31		
7	Area under Primary school	0.54	0.54	
8	Area under Religious building		0.52	
9	Area under Nursing home and clinic	0.10	0.1	
10	Area under HSEB Sub-Station		0.06	
11	Area under Roads, Open Spaces Parks etc.		8.83	
	Total	7.95	15.39	

Total Area = 7.95+15.39=23.34 Acre

Table No. 3									
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)
15, Part-II, Sonapat	84.2	6	375000	1/22.2.95	605000	1692/2K1	1210000		Pending
		dt. 17.11.94		dt.		20.09.10			
				20.09.2K					
	Enhancement amount fixed by Hon'ble ADJ and High Court on which calculation is to be made (B)				230000		605000		

Table No.4							
Calculations of Total liabilities of 84.20 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 6 dated 17.11.1994 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (A)					2,30,000.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	69,000.00
3	Add:	12% additional interest	06-05-92	17-11-94	926	(Section 23 (IA) of LA Act, 1894)	70,021.00
4						Total	3,69,021.00
5	Add:	9% additional Interest (one year)	18-11-94	17-11-95	365	(Section 28 of LA Act, 1894)	33,212.00
6	Add:	15% Interest	18-11-95	31-01-18	8111	(Section 28 of LA Act, 1894)	12,30,053.00
7						Total	16,32,286.00
8		Total Liability 84.20*1632826				Total (A)	13,74,38,481.00

Calculations of Total liabilities of 84.20 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 6 dated 17.11.1994 (B)

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)			6,05,000.00
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 1,81,500.00
11	Add: 12% additional interest	06-05-92	17-11-94	926 (Section 23 (IA) of LA Act, 1894) 1,84,185.00
12				Total 9,70,685.00
13	Add: 9% additional Interest (one year)	18-11-94	17-11-95	365 (Section 28 of LA Act, 1894) 87,362.00
14	Add: 15% Interest	18-11-95	31-01-18	8111 (Section 28 of LA Act, 1894) 32,35,572.00
15				Total 42,93,619.00
16	Total Liability 84.20*4293619			Total (B) 36,15,22,720.00
17	Total Liability of 84.20 acre (Hon'ble ADJ and High Court)			Grand Total (A+B) 49,89,61,201.00
	Total Liability per acre			Total 59,25,905.00

Table No. 5			
Calculation of 1st Additional Price			
1	Total liability per acre	59,25,905.00	Rs.
2	Total Land as per layout Plan	23.34	Acre
3	Total saleable Area as per layout plan	7.95	Acre
4	Total liability of Sector-15, Part-II, Sonapat	13,83,10,623.00	Rs.
5	Additional Price for General Category per Sq. Mtr.(138310623/7.95/4047)	4298.88	per sq. mtr.