



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-2018/1217
DATED:- 18/11/18

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-44 and 47, Faridabad.

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 12.01.2008 in LPA No.166/96, Hon'ble High Court vide order dated 09.04.2010 in RFA No. 3533/08 and Hon'ble Supreme Court vide order dated 11.04.2013 in CWP No. 3279/13 pertaining to the acquired land for the development of Sector-44 and 47, Faridabad, the recovery rate of additional price (1st EC) has been worked out @ **Rs. 5121.69 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-44 and 47, Faridabad. 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-44 and 47, Faridabad, 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:

Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/12118-19 Dated:- 18/11/18

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 Website. It is requested to confirm the generation of notices to the allottees as per Policy of HUDA.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-44 and 47, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. The Area under Educational Institutional, Medical Facilities, Leisure Valley (Lake, Museum-Library, Art Galley, Artist Village), Zoo & safari, Amusement Park, recreational & Hotel and Regional Labour Institute has been less from the total area as the same is self finance area.
2. 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-44 and 47, Faridabad.
3. 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.
4. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 4098 dated 31.05.2017.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (F) 2018/2001 dated 25.01.2001		
Sector-44 and 47, Faridabad		
Sr. No.	Particulars	(Area in Acre)
1	Total Area Acquired	512.00
2	Net Area Planned	512.00
Details of planned area		
1	Area reserved for telephone exchange	1.00
2	Area under Group Housing	39.38
3	Area under residential plots	64.40
4	Area under shopping centre	8.63
5	Area under institutional land	26.50
6	Area under Educational Institutional (chargeable to EDC as per price fixation)	25.80
7	Area under Medical Facilities (chargeable to EDC as per price fixation)	30.55
8	Area under Religious Building	0.20
9	Area under Community Centre	2.00
10	Area under Water Works & E.S.STN.	3.81
11	Area under Police Station & Police Post	2.20
12	Area under Petrol Pump	0.22
13	Area under Leisure Valley (Lakh, Museum-Library, Art Galley, Artist Village)	58.60
14	Area under Zoo & safari	76.00
15	Area under Amusement Park, recreational & Hotel	15.75

16	Area under regional Labour Institute	5.00
17	Area under Fire Station	1.86
18	Area under Creche	0.20
19	Area under Roads & Open Spaces	149.90
	Total	512.00
	less area which is chargeable to EDC	
2	Area under Educational Institutional	25.80
3	Area under Medical Facilities	30.55
	Area under Leisure Valley (Lakh, Museum-Library, Galley, Artist Village)	58.60
5	Area under Zoo & safari	76.00
	Area under Amusement Park, recreational & Hotel	15.75
	Area under regional Labour Institute	5.00
	Net Balance Area	300.30

Table No. 2					
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other	
1	2	3	4	5	
1	ph reserved for the exchange		1.00		
	nder Group	39.38			
	ng				
	pl nder residential	64.40			
	nder shopping	8.63			
	under	26.50			
	onal land				
	nder Religious		0.20		
	g nder Community		2.00		
	under Water E.S.STN.		3.81		
	under Police & Police Post		2.20		
	under Petrol	0.22			
	p				
1	er Fire Station		1.86		
	er Creche	0.10	0.10		
	der Roads & aces		149.90		
	ea	139.23	161.07		

Total Area = 139.23+181.82=300.30 Acre

Table No. 3									
Detail of orders of enhanced compensation									
Sect or 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)
44-47	486.61 Acre	9 dt. 08.02.95	196800	166/96 dt. 12.01.08	1151920	3533/08 Dt. 09.04.10	1355200	3279/13 dt. 11.04.13	1573000
	Enhancement amount fixed by Hon'ble ADJ Court, High Court and Supreme Court on which calculation is to be made (A)				955120		203280		217800

Table No.4							
Calculations of Total liabilities of 486.61 Acres on account of enhanced compensation ADJ Court order pertaining to Award No. 9 dated 08.02.95 (A)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)						9,55,120.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,86,536.00
3	Add:	12% additional interest	07-09-92	08-02-95	885	(Section 23 (IA) of LA Act, 1894)	2,77,901.00
4						Total	15,19,557.00
5	Add:	9% additional Interest (one year)	09-02-95	08-02-96	365	(Section 28 of LA Act, 1894)	1,36,760.00
6	Add:	15% Interest	09-02-96	31-01-18	8028	(Section 28 of LA Act, 1894)	50,13,289.00
7		Liability per acre				Total (A)	66,69,606.00

Calculations of Total liabilities of 486.61 Acres on account of enhanced compensation High Court order pertaining to Award No. 9 dated 08.02.95 (B)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
8	Amount of enhanced compensation as at (A)						2,03,280.00
9	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	60,984.00
10	Add:	12% additional interest	07-09-92	08-02-95	885	(Section 23 (IA) of LA Act, 1894)	59,146.00
11						Total	3,23,410.00
12	Add:	9% additional Interest (one year)	09-02-95	08-02-96	365	(Section 28 of LA Act, 1894)	29,107.00
13	Add:	15% Interest	09-02-96	31-01-18	8028	(Section 28 of LA Act, 1894)	10,66,987.00
14		Liability per acre				Total (B)	14,19,504.00

Calculations of Total liabilities of 486.61 Acres on account of enhanced compensation Court pertaining to Award No. 9 dated 08.02.95 (C)							
Sr. No.		Particulars	Period		Total Days		Amount in Rs. (Per Acre)
15		Amount of enhanced compensation as at (A)					2,17,800.00
16	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	65,340.00
17	Add:	12% additional interest	07-09-92	08-02-95	885	(Section 23 (IA) of LA Act, 1894)	63,371.00
18						Total	3,46,511.00
19	Add:	9% additional Interest (one year)	09-02-95	08-02-96	365	(Section 28 of LA Act, 1894)	31,186.00
20	Add:	15% Interest	09-02-96	31-01-18	8028	(Section 28 of LA Act, 1894)	11,43,201.00
21		Liability per acre				Total (C)	15,20,898.00
22		Total Liability per acre				Grand Total (A+B+C)	96,10,008.00

Table No. 5			
Calculation of 1st Additional Price (Hon'ble ADJ, High Court and Supreme Court)			
1	Total liability per acre	96,10,008.00	Rs.
2	Total Land as per layout Plan excluding area chargeable to EDC	300.30	Acre
3	Total saleable Area as per layout plan	139.23	Acre
4	Total liability of Sector-44 - 47, Faridabad (9610008*300.30)	2,88,58,85,402.00	
5	Additional Price for General Category per Sq. Mtr.(2885885402/139.23/4047)	5121.69	per sq. mtr.