



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, Bahadurgarh.

NO.HUDA-CCF-ACCTT-II-2018/ 9655
DATED:- 15/1/18

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-2, Bahadurgarh.

1. Kindly refer to the subject cited above.
2. It is inform you that on the basis of enhanced compensation awarded by the Hon'ble ADJ Court vide order dated 31.01.2005 in LAC No.57/2000 and Hon'ble High Court vide order dated 31.08.2015 in RFA No. 8/2005 pertaining to the acquired land for the development of Sector-2, Bahadurgarh, the recovery rate of additional price (1st EC) has been worked out @ Rs. **1661.89 Per Sq. Mtr. for General Category and @ Rs. 293.47 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-2, Bahadurgarh. 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-2, Bahadurgarh 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,
or Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/-

Dated:- 15/1/18

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 GM(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA Website.

DA/As Above:

Chief Accounts Officer,
or Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-2, Bahadurgarh 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-2, Bahadurgarh.
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.
3. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4200 dated 06.06.2017.

Table No. 1			
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (JH) 35/2000 dated 17.11.2000			
Sector-2 , Bahadurgarh			
Sr. No.	Particulars	(Area in Hect.)	(Area in Acre)
1	Total area of the sector	98.40	243.05
2	Area under Undetermined use	0.23	0.57
3	Area under stay as per survey plan	2.54	6.27
4	Area under released for Temple	0.46	1.14
5	Area under realigned released area of Kashmiri Colony	4.05	10.00
6	Net Planned Area	91.12	225.07
Details of planned area			
1	Area under residential plots	46.20	114.11
2	Area under Shopping Centre	3.07	7.58
3	Area under Community centre	6.99	17.27
4	Area under Nursing Home	0.34	0.84
5	Area under roads and open spaces	34.52	85.26
	Total	91.12	225.07

Table No. 2				
S. NO.	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under residential plots	114.11		
2	Area under Shopping Centre	7.58		
3	Area under Community centre		17.27	
4	Area under Nursing Home	0.84		
5	Area under roads and open spaces		85.27	
	Total Area	122.53	102.54	

Total Area = 122.53 + 102.54 = 225.07 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 (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)
2, Bhd	231.3	3 & 4 dated 21.05.98	250000	57/2000 dated 31.01.05	525000	8 of 2005 dated 31.08.15	800000		pending
	Enhancement amount fixed by Hon'ble Additional District Judge and High Court on which calculation is to be made (A)				275000	-----	275000		

Table No. 4**Calculations of Total liabilities of 231.3 Acres on account of enhanced compensation as per ADJ Court pertaining to Award No. 3 & 4 dated 21.05.1998 (A)**

Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)					2,75,000.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	82,500.00
3	Add: 12% additional interest	26-05-95	21-05-98	1092	(Section 23 (IA) of LA Act, 1894)	98,729.00
4					Total	4,56,229.00
5	Add: 9% additional Interest (one year)	22-05-98	21-05-99	365	(Section 28 of LA Act, 1894)	41,061.00
6	Add: 15% Interest	22-05-99	31-01-18	6830	(Section 28 of LA Act, 1894)	12,80,566.00
7					Total	17,77,856.00
8	Total Liability 231.3*1777856				Total (A)	41,12,18,093.00

Calculations of Total liabilities of 231.3 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 3 & 4 dated 21.05.1998 (B)

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)			2,75,000.00
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 82,500.00
11	Add: 12% additional interest	26-05-95	21-05-98	1092 (Section 23 (IA) of LA Act, 1894) 98,729.00
12				Total 4,56,229.00
13	Add: 9% additional Interest (one year)	22-05-98	21-05-99	365 (Section 28 of LA Act, 1894) 41,061.00
14	Add: 15% Interest	22-05-99	31-01-18	6830 (Section 28 of LA Act, 1894) 12,80,566.00
15				Total 17,77,856.00
16	Total Liability 231.30*1777856			Total (B) 41,12,18,093.00
17				Grand Total (A+B) 82,24,36,186.00
	Amount per acre			35,55,712.00

Table No. 5

Calculation of 1st Additional price (Hon'ble ADJ and High Court)				
1	Amount per acre	35,55,712.00	Rs.	
2	Total Land as per layout Plan	225.07	Acre	
3	Total saleable Area as per layout plan	122.53	Acre	
4	Total liability of 225.07 acre land of Sector-2, Bahadurgarh (3555712* 225.07)	80,02,84,100.00	Rs.	
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2033.00	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	359.00	Per Sq.mtr.	
7	Proportionate Ratio			
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2033x 118.23x 4047)	97,27,43,355.00
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(359x 4.30x 4047)	62,47,354.00
8		(C)	Total	97,89,90,709.00
9	Amount for EC (General Category)	(A/Cx 800284100)		79,51,77,148.00
10	Amount for EC (EWS Category)	(B/Cx 800284100)		51,06,952.00
11	E.C. for General Category	(795177148/ 118.23/4047)		1,661.89 Per Sq.Mtr.
12	E.C. for EWS Category	(5106952/ 4.30/4047)		293.47 Per Sq.Mtr.