

HARYANA SHAHARI VIKAS PRADHIKARAN,

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

To

The Estate Officer,
HSVP, Karnal.



Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-9, 32 (Part-I, II, III, IV), Karnal.

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 ADJ Court vide order dated 11.03.10 No.277/06, Hon'ble High Court vide order dated 27.03.2014 No.3493/09 and Hon'ble Supreme Court vide order dated 22.04.2015 No.3926-3940/15 pertaining to the acquired land for the development of Sector-9, 32 (Part-I, II, III, IV), Karnal, the recovery rate of additional price (1st EC) has been worked out @ **Rs. 946.18 Per Sq. Mtr. for General Category and Rs122.42 Per Sq. Mtr. for EWS Category.** 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-9, 32 (Part-I, II, III, IV), Karnal. 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, 32 (Part-I, II, III, IV), Karnal, 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
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/- 96336

Dated:- 11/5/18

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

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

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HSVP, Panchkula

Annexure-"A"

Calculation of additional price of Sector-9, 32 (Part-I, II, III, IV), Karnal under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. Now 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-9, 32 (Part-I, II, III, IV), Karnal.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. CAO/AA-II/2018/2100 dated 09.03.2018.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (K) 1335/ dated 13.12.2007, 1306/07 dated 26.03.2007, 1307/07 dated 05.04.2007, 1315/07 dated 08.06.2007, 1319/07 dated 12.09.2007		
Sector-9, 32, (Part-I, II, III, IV) Karnal		
Sr. No.	Particulars	(Area in Acre)
1	Total area under scheme	561.81
2	Area released for private licensees, if any	55.79
3	Area of released land, if any	5.71
4	Net Planned area (Award area)	500.31
Detail of Planned area of the Sector		
1	Area under Residential Plots	124.37
2	Area under Clinic/nursing home	0.65
3	Area under Hospital	16.00
4	Area under Nursery School/Creche/Pry. School	19.75
5	Area under Elect. Sub Station	1.24
6	Area under Grid Sub Station	2.80
7	Area for religious building	0.26
8	Area under Police Station	0.54
9	Area under Group Housing	4.38
10	Area under EWS	79.42
11	Area under Commercial area	32.57
12	Area under Community + Banquet Hall	6.03
13	Area under Old Age home	1.00
14	Area under Farmer Market	2.50
15	Area under Fire Station	2.00
16	Area under HUDA Store	0.70
17	Area under Working Women Hostel	1.00
18	Area under Public and Semi-public	18.46
19	Area under Housing Board	10.00
20	Area under judicial Officer Residence	6.80
21	Area under OHSR Tubewell	2.33
22	Area under Bus que shelter	0.02
23	Area under Play Space	0.41
24	Area under Basement parking	1.58
25	Area under Garbage Dumping	0.02
26	Area under taxi Stand	2.43
27	Area under Cattle Yard	1.80
28	Area under Roads and open spaces	155.55
Total		494.61

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Residential Plots	124.37		
2	Area under Clinic/nursing home	0.65		
3	Area under Hospital		16.00	
4	Area under Nursery School/Creche/Pry. School	9.875	9.875	
5	Area under Elect. Sub Station		1.24	
6	Area under Grid Sub Station		2.80	
7	Area for religious building		0.26	
8	Area under Police Station		0.54	
9	Area under Group Housing	4.38		
10	Area under EWS	79.42		
11	Area under Commercial area	32.57		
12	Area under Community + Banquet Hall	6.03		
13	Area under Old Age home		1.00	
14	Area under Farmer Market		2.50	
15	Area under Fire Station		2.00	
16	Area under HUDA Store	0.7		
17	Area under Working Women Hostel		1.00	
18	Area under Public and Semi-public	18.46		
19	Area under Housing Board	10.00		
20	Area under judicial Officer Residence	6.8		
21	Area under OHSR Tubewell		2.324	
22	Area under Bus que shelter		0.02	
23	Area under Play Space		0.41	
24	Area under Basement parking		1.58	
25	Area under Garbage Dumping		0.022	
26	Area under taxi Stand		2.43	
27	Area under Cattle Yard		1.8	
28	Area under Roads and open spaces		155.544	
	Total Area	293.26	201.35	

Total Area : 293.26+201.35 = 494.61Acres

Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		HC Court		SC Court	
		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)
9, 32, Karnal	709.77 Acre (3.22+286.98+272.88+146.69)	21 to 24 dt. 21.12.04	400000	277/06 dt. 11.03.10	2124760	3493/09 dt. 27.03.14	dismissed	3926-3940/15 dt. 22.04.15	2420000
Enhancement amount fixed by ADJ and High Court on which calculation is to be made (A)					1724760	-----		-----	295240

Table No.4							
Calculations of Total liabilities of 709.77 Acres on account of enhanced compensation pertaining to Award No. 21 to 24 dated 21.12.2004 (Additional District Judge)							
Sr. No.		Particulars	Period	Total Days		Amount in Rs. (Per Acre)	
1		Amount of enhanced compensation as at (A)					17,24,760.00
2	Add:	30% Solatium			(Section 23(2) of LA Act, 1894)	5,17,428.00	
3	Add:	12% additional interest	02-01-02	21-12-04	1085 (Section 23 (IA) of LA Act, 1894)	6,15,243.00	
4					Total	28,57,431.00	
5	Add:	9% additional Interest (one year)	22-12-04	21-12-05	365 (Section 28 of LA Act, 1894)	2,57,169.00	
6	Add:	15% Interest	22-12-05	29-06-10	1651 (Section 28 of LA Act, 1894)	19,38,747.00	
7					Total	50,53,347.00	

Table No. 5					
Revised Calculation of 1st Additional Price					
1	Total liability per acre	50,53,347.00			
2	Total area as per layout plan	494.61	Acre		
3	Total Saleable area as per layout plan	293.26			
4	Total liability of the sector-9,32, Karnal (5053347*494.61)	2,49,94,35,960.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	7,900.00	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)	(7900x 213.84x 4047)	6,83,67,42,792.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(478x 79.42x 4047)	15,36,35,290.00	
8		(C)	Total	6,99,03,78,082.00	
9	Amount for EC (General Category)	(A/Cx2499435960)		2,44,45,03,085.00	
10	Amount for EC (EWS Category)	(B/Cx2499435960)		5,49,32,875.00	
11	E.C. for General Category	(2444503085/ 213.84/4047)		2,824.67	Per Sq.Mtr.
12	E.C. for EWS Category	(54932875/ 79.42/ 4047)		170.91	Per Sq.Mtr.

Table No. 6	
General category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for General Category	2824.67
Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 29.06.10 (CP-156)	2761.83
Less conveyed	62.85
EWS category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	170.91
Less: Already conveyed instalment 1st EC, for General Category already conveyed vide letter dated 29.06.10 (CP-156)	167.26
Less conveyed	3.65

Table No. 7						
Calculations of Total liabilities of 709.77 Acres on account of enhanced compensation pertaining to Award No. 21 to 24 dated 21.12.2004 (Hon'ble Supreme Court)						
Sr.No.		Particulars	Period		Total Days	Amount in Rs. (Per Acre)
1		Amount of enhanced compensation as at (B)				2,95,240.00
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 88,572.00
3	Add:	12% additional interest	02-01-02	21-12-04	1085	(Section 23 (IA) of LA Act, 1894) 1,05,316.00
4						Total 4,89,128.00
5	Add:	9% additional Interest (one year)	22-12-04	21-12-05	365	(Section 28 of LA Act, 1894) 44,022.00
6	Add:	15% Interest	22-12-05	31-05-18	4544	(Section 28 of LA Act, 1894) 9,13,396.00
7						Total 14,46,546.00

Table No. 8

Revised Calculation of 2nd Additional Price

1	Total liability per acre	14,46,546.00			
2	Total area as per layout plan	494.61	Acre		
3	Total Saleable area as per layout plan	260.69			
4	Total liability of the sector-9, 32, Karnal (1446546*494.61)	71,54,76,117.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	7,900.00	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)	(7900x 213.84x 4047)	6,83,67,42,792.00	
ii)	EWS Category	(Tentative Price x Area E.W.S) (B)	(478x 79.42x 4047)	15,36,35,290.00	
8		(C)	Total	6,99,03,78,082.00	
9	Amount for EC (General Category)	(A/Cx715476117)		69,97,51,305.00	
10	Amount for EC (EWS Category)	(B/Cx715476117)		1,57,24,812.00	
11	E.C. for General Category	(699751305/ 213.84/4047)		808.58	Per Sq.Mtr.
12	E.C. for EWS Category	(15724812/ 79.42/ 4047)		48.92	Per Sq.Mtr.

Table No. 9	
General category	
Particular	Amount in per Sq. Mtr.
Revised 2nd EC for General Category	808.58
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 29.06.2010 to 31.05.2018 on Rs.62.85 (2894 days)	137.60
2nd EC for General Category	946.18
EWS category	
Particular	Amount in per Sq. Mtr.
Revised 2nd EC for EWS Category	48.92
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 29.06.2010 to 31.05.2018 on Rs.33.57) (2894 days)	73.50
2nd EC for EWS Category	122.42