



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, Rewari.

NO.HUDA-CCF-ACCTT-II-2017/ 215132
DATED:- 16/11/17

Subject:- Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-18 and 19, Rewari.

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 and Supreme Court vide order dated 30.09.2009 and 11.12.2014 pertaining to the acquired land for the development of Sector-18 and 19, Rewari, the recovery rate of additional price has been worked out which are as under :-

Sr. no.	Sector	General Category (Rate Per Sq. Mtr.)	EWS Category (Rate Per Sq. Mtr.)
1	Sector-18, Rewari	2170.00	152.00
2	Sector-19, Rewari	2128.00	130.00

3. 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-18 and 19, Rewari. 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-18 and 19, Rewari 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,
for Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/-

Dated:- 16/11/17

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

1. The Administrator, HUDA, Gurugram alongwith calculation sheet for information and necessary action.
2. The G.M.(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA.

DA/As Above:

Chief Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Annexure-"A"

Calculation of additional price of Sector-18 and 19, Rewari 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-18 and 19, Rewari.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rewari vide his Memo No. Admn/Actt/2017/9021 dated 15.06.2017.

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 (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)
18 and 19	644.24 (95.36+ 103.9+ 43.83+ 10.74+ 126.29+ 264.92)	31 to 36 dt. 20.01.06	1250000	283/07 dated 30.09.09	2000000	RFA No. 463/10 dated 09.12.10	dismissed	4555/11 dated 11.12.14	2100000
	Enhancement amount fixed by Hon'ble ADJ and Supreme Court on which calculation is to be made (A)				750000	-----		-----	100000

Table No.2						
Calculations of Total liabilities of 644.24 Acres on account of enhanced compensation as per orders of ADJ Court in LAC Case No. 283/2007 dated 30.09.2009 pertaining to Award No. 31 to 36 dated 20.01.2006 (A)						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
1	Amount of enhanced compensation as at (A)					7,50,000.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,25,000.00
3	Add: 12% additional interest	27-01-03	20-01-06	1090	(Section 23 (IA) of LA Act, 1894)	2,68,767.00
4					Total	12,43,767.00
5	Add: 9% additional Interest (one year)	21-01-06	20-01-07	365	(Section 28 of LA Act, 1894)	1,11,939.00
6	Add: 15% Interest	21-01-07	31-10-17	3937	(Section 28 of LA Act, 1894)	20,12,347.00
7					Total	33,68,053.00
8	Total liability 644.24*3368053				Total (A)	2,16,98,34,465.00

Calculations of Total liabilities of 644.24 Acres on account of enhanced compensation as per orders of Hon'ble Supreme Court in SLP (C) No. 4555/2011 dated 11.12.2014 pertaining to Award No. 31 to 36 dated 20.01.2006 (B)						
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)
9	Amount of enhanced compensation as at (A)					1,00,000.00
10	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	30,000.00
11	Add: 12% additional interest	27-01-03	20-01-06	1090	(Section 23 (IA) of LA Act, 1894)	35,836.00
12					Total	1,65,836.00
13	Add: 9% additional Interest (one year)	21-01-06	20-01-07	365	(Section 28 of LA Act, 1894)	14,925.00
14	Add: 15% Interest	21-01-07	31-10-17	3937	(Section 28 of LA Act, 1894)	2,68,314.00
15					Total	4,49,075.00
16	Total liability 644.24*449075				Total (B)	28,93,12,078.00
17	Total Liability				Grand Total (A+B)	2,45,91,46,543.00
18	Liability per acre					38,17,128.00

Table No. 3		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. CTP/STP(N)/9849 dated 30.10.2007.		
Sector-18, Rewari		
Sr. No.	Particulars	(Area in Acre)
1	Total Area of the sector	355.34
2	Area under released land/Unacquired land (tentative)	114.50
3	Area under 60.0 M wide service corridor	13.50
4	Net Area planned	227.34
Details of planned area		
1	Area under Ashiana Scheme	25.00
2	Area under Group Housing	12.77
3	Area under Shopping Centre	7.87
4	Area under EWS Aashiana Scheme	3.00
5	Area under girls college & High Schools	20.00
6	Area under Electric Sub-station	1.25
7	Area under Hospital	10.00
8	Area under residential Plots	66.20
9	Area under various community facilities like W.Works, R.B., Creche, Pry. School, Police Post, HUDA Staff Quarter, Old Age home, working woman hostel and other facilities	12.64
10	Area under Roads and Green	68.61
	Total	227.34

Table No. 4				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under Aashiana Scheme	25.00		
2	Area under Group Housing	12.77		
3	Area under Shopping Centre	7.87		
4	Area under EWS Aashiana Scheme	3.00		
5	Area under girls college & High Schools	10.00	10.00	
6	Area under Electric Sub-station		1.25	
7	Area under Hospital		10.00	
8	Area under residential Plots	66.20		
9	Area under various community facilities like W.Works, R.B., Creche, Pry. School, Police Post, HUDA Staff Quarter, Old Age home, working woman hostel and other facilities		12.64	
10	Area under Roads and Green		68.61	
	Total Area	124.84	102.50	

Total Area = 124.84+102.50=227.34 Acre

Table No. 5					
Calculation of 1st Additional price					
1	Total liability per acre	38,17,128.00	Rs.		
2	Total Land as per layout Plan	227.34	Acre		
3	Total saleable Area as per layout plan	124.84	Acre		
4	Total liability of the sector-18, Rewari (3817128*277.34)	86,77,85,880.00	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	6,820.00	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)	(6820x 96.84x 4047)	2,67,28,36,294.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 28x 4047)	5,41,65,048.00	
8		(C)	Total	2,72,70,01,342.00	
9	Amount for EC (General Category)	(A/Cx 867785880)		85,05,49,488.00	
10	Amount for EC (EWS Category)	(B/Cx 867785880)		1,72,36,392.00	
11	E.C. for General Category	(850549488/ 96.84/4047)		2,170.00	Per Sq.Mtr.
12	E.C. for EWS Category	(17236392/ 28/4047)		152.00	Per Sq.Mtr.

Table No.6		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. CTP-DTP-N/AS/1338 dated 12.02.2008		
Sector-19, Rewari		
Sr. No.	Particulars	(Area in Acre)
1	Total area of the sector	260.00
2	Area under released/Unacquired land	30.00
3	Licence granted area	85.25
4	Area under Town Park	48.50
5	Net Area planned	96.25
Details of planned area		
1	Area under group housing/EWS Housing Site	5.50
2	Area under Shopping Centre	5.75
3	Area under High School, Pry School	6.10
4	Area under Police Post	1.00
5	Area under Public Library	2.00
6	Area under Community Centre	2.70
7	Area under Electric Sub-Station	2.00
8	Area under Water Works	2.00
9	Area under other facilitates like nursing home, religious building, creche etc	2.09
10	Area under residential plots	33.52
11	Area under roads, green and open spaces	33.59
	Total	96.25

Table No. 7				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under group housing/EWS Housing Site	5.50		
2	Area under Shopping Centre	5.75		
3	Area under High School, Pry School	3.05	3.05	
4	Area under Police Post		1.00	
5	Area under Public Library		2.00	
6	Area under Community Centre		2.70	
7	Area under Electric Sub-Station		2.00	
8	Area under Water Works		2.00	
9	Area under other facilitates like nursing home, religious building, creche etc		2.09	
10	Area under residential plots	33.52		
11	Area under roads, green and open spaces		33.59	
	Total Area	47.82	48.43	

Total Area = 47.82+48.43=96.25 Acre

Table No. 8**Calculation of 1st Additional price**

1	Total liability per acre	38,17,128.00	Rs.		
2	Total Land as per layout Plan	96.25	Acre		
3	Total saleable Area as per layout plan	47.82	Acre		
4	Total liability of the sector-19, Rewari (3817128*96.25)	36,73,98,570.00	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	7,825.00	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)	(7825x 42.32x 4047)	1,34,01,80,238.00	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(478x 5.50x 4047)	1,06,39,563.00	
8		(C)	Total	1,35,08,19,801.00	
9	Amount for EC (General Category)	(A/Cx 367398570)		36,45,04,801.00	
10	Amount for EC (EWS Category)	(B/Cx 367398570)		28,93,769.00	
11	E.C. for General Category	(364504801/ 42.32/ 4047)		2,128.00	Per Sq.Mtr.
12	E.C. for EWS Category	(2893769/ 5.50/ 4047)		130.00	Per Sq.Mtr.