



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-2017/191158**  
**DATED:- 12/10/17**

**Subject:- Recovery of Additional Price (1<sup>st</sup> EC) pertaining to the acquired land for the development of Sector-46, Part I and II, Faridabad.**

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 vide order (dated 10.02.1992 & 10.01.1996), High Court (dated 27.07.2005) pertaining to the acquired land for the development of Sector-46, Part-I and II, Faridabad, the recovery rate of additional price (1<sup>st</sup> EC) has been worked out @ **Rs. 2267.11 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-46, Part-I and II, 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-46, Part-I and II, 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.

**DA/As Above:**

Chief Accounts Officer,  
for Chief Administrator  
HUDA, Panchkula

**Endst.No.HUDA-CCF-Acctt-II-2017/-191158-60** **Dated:- 12/10/17**

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.

**DA/As Above:**

Chief Accounts Officer,  
for Chief Administrator  
HUDA, Panchkula

## Annexure-"A"

### **Calculation of additional price of Sector-46, Part-I & II, Faridabad 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 111<sup>th</sup> 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-46, Part-I & II, Faridabad.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. HUDA-CAO-2017/3024 dated 20.04.2017.

<b>Table No. 1</b>		
<b>Detail of area as per approved revised layout cum Demarcation Plan bearing drawing no. DTP (F) 1661/1994 dated 04.07.94</b>		
<b>Sector-46, Part-I &amp; II, Faridabad</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total area of sector	266.53
2	Area under existing village abadi & released land	54.34
3	Area under reserved for housing Board	13.35
4	Area under reserved for Group housing	16.46
5	Net area planned	172.38
<b>Details of planned area</b>		
1	Area under plots	65.51
2	Area under Commercial use including Distt. Centre Shopping Centre & Convenient Shopping	32.96
3	Area under Medical facilities (including dispensary, nursing home, clinic)	1.68
4	Area under Education Institution (H.S, N.S and Creche)	8.04
5	Area under Telephone exchange	1.00
6	Area under religious building	0.43
7	Area under Public Utility Services (Police Post Elec Sub Station W.W.)	2.00
8	Area under Community Centre	2.65
9	Area under HUDA Land	0.81
10	Area under Road and Open Spaces	57.30
	<b>Total</b>	<b>172.38</b>

Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under plots	65.51		
2	Area under Commercial use including Distt. Centre Shopping Centre & Convenient Shopping	32.96		
3	Area under Medical facilities (including dispensary, nursing home, clinic)	1.68		
4	Area under Education Institution (H.S, N.S and Creche)	4.02	4.02	
5	Area under Telephone exchange		1.00	
6	Area under religious building		0.43	
7	Area under Public Utility Services (Police Post Elec Sub Station W.W.)		2.00	
8	Area under Community Centre		2.65	
9	Area under HUDA Land	0.81		
10	Area under Road and Open Spaces		57.30	
	<b>Total Area</b>	<b>104.98</b>	<b>67.40</b>	

**Total Area = 104.98+67.40=172.38 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	
		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)
46, P-II	132.60 Acre	11 dt. 30.03.90	286130 Amount of land cost EC taking during Price Fixation	91/91 dt. 10.02.92	488840	920/94 Dt. 27.07.05	968000	SLP	Dismissed
	Enhancement amount fixed by Additional District Judge and Hon'ble High Court on which calculation is to be made (A)				202710	-----	479160		
46 P-I	83.59 Acre	2 dt. 28.12.86	96800	9/95 dt. 10.01.96	169400	227/96 Dt. 27.07.05	847000	SLP	Dismissed
	Enhancement amount fixed by Additional District Judge and Hon'ble High Court on which calculation is to be made (B)				72600	-----	677600		

Table No.4						
Calculation of total liability of 132.60 Acre on account of enhanced compensation pertaining ADJ Court order to Award No. 11 dated 30.03.1990 (A)						
Sr. No.		Particulars	Period		Total Days	Amount in Rs. (Per Acre)
1		<b>Amount of enhanced compensation as at (A)</b>				<b>2,02,710.00</b>
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 60,813.00
3	Add:	12% additional interest	22-08-88	30-03-90	586	(Section 23 (IA) of LA Act, 1894) 39,054.00
4						<b>Total</b> <b>3,02,577.00</b>
5	Add:	9% additional Interest (one year)	31-03-90	30-03-91	365	(Section 28 of LA Act, 1894) 27,232.00
6	Add:	15% Interest	31-03-91	30-06-17	9589	(Section 28 of LA Act, 1894) 11,92,361.00
7						<b>Total</b> <b>15,22,170.00</b>
8		<b>Total Liability 132.60*1522170</b>			<b>Total (A)</b>	<b>20,18,39,742.00</b>

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**Calculation of total liability of 83.59 Acre on account of enhanced compensation ADJ Court order pertaining to Award No. 2 dated 30.03.1990 (B)**

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
9	<b>Amount of enhanced compensation as at ( B )</b>			<b>72,600.00</b>
10	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 21,780.00
11	Add: 12% additional interest	30-04-86	28-12-88	974 (Section 23 (IA) of LA Act, 1894) 23,248.00
12				<b>Total</b> <b>1,17,628.00</b>
13	Add: 9% additional Interest (one year)	29-12-88	28-12-89	365 (Section 28 of LA Act, 1894) 10,587.00
14	Add: 15% Interest	29-12-89	30-06-17	10046 (Section 28 of LA Act, 1894) 4,85,626.00
15				<b>Total</b> <b>6,13,841.00</b>
16	<b>Total Liability 83.59*613841</b>			<b>Total (B)</b> <b>5,13,10,969.00</b>

**Calculation of total liability of 132.60 Acre on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 11 dated 30.03.1990 (C)**

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
17	<b>Amount of enhanced compensation as at (A)</b>			<b>4,79,160.00</b>
18	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 1,43,748.00
19	Add: 12% additional interest	22-08-88	30-03-90	586 (Section 23 (IA) of LA Act, 1894) 92,314.00
20				<b>Total</b> <b>7,15,222.00</b>
21	Add: 9% additional Interest (one year)	31-03-90	30-03-91	365 (Section 28 of LA Act, 1894) 64,370.00
22	Add: 15% Interest	31-03-91	31-05-17	9559 (Section 28 of LA Act, 1894) 28,09,647.00
23				<b>Total</b> <b>35,89,239.00</b>
24	<b>Total Liability 132.60*3589239</b>			<b>Total (C)</b> <b>47,59,33,091.00</b>

**Calculation of total liability of 83.59 Acre on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 2 dated 30.03.1990 (D)**

Sr. No.	Particulars	Period	Total Days	Amount in Rs. (Per Acre)
25	<b>Amount of enhanced compensation as at (B)</b>			<b>6,77,600.00</b>
26	Add: 30% Solatium			(Section 23(2) of LA Act, 1894) 2,03,280.00
27	Add: 12% additional interest	30-04-86	28-12-88	974 (Section 23 (IA) of LA Act, 1894) 2,16,981.00
28				<b>Total</b> <b>10,97,861.00</b>
29	Add: 9% additional Interest (one year)	29-12-88	28-12-89	365 (Section 28 of LA Act, 1894) 98,807.00
30	Add: 15% Interest	29-12-89	30-06-17	10046 (Section 28 of LA Act, 1894) 45,32,512.00
31				<b>Total</b> <b>57,29,180.00</b>
32	<b>Total Liability 83.59*5729180</b>			<b>Total (D)</b> <b>47,89,02,156.00</b>
33	<b>Grand Total (A+B+C+D)</b>			<b>1,20,79,85,958.00</b>
34	<b>Total area of Award No. 11 and 2 (132.60+83.59=216.19 Acres)</b>			<b>216.19 Acres</b>
35	<b>Liability per Acre</b>			<b>55,87,613.00</b>

<b>Table No. 5</b>			
<b>Calculation of 1st Additional Price</b>			
1	Total liability per acre	55,87,613.00	
2	Total Land as per layout Plan	172.38	Acre
3	Total saleable Area	104.98	Acre
4	Total liability of the Sector-46, Part I & II, Faridabad (5587613*172.38)	96,31,92,729.00	
5	E.C. for General Category (963192729/104.98/4047)	2267.11	Per Sq.Mtr.

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