



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/  
DATED:-**



**Subject:- Recovery of Additional Price (1<sup>st</sup> EC) pertaining to the acquired land for the development of Sector-58, 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 Court vide order dated 16.05.96 in No. 93/95, Hon'ble High Court vide order dated 13.02.01 in No. 2263/95 and Hon'ble Supreme Court vide order dated 10.12.14 in No. 11042/14 pertaining to the acquired land for the development of Sector-58, Faridabad, the recovery rate of additional price (1<sup>st</sup> EC) has been worked out @ **Rs. 1987.00 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-58, 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-58, 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/-246753 Dated:- 29/12/17**

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-58, Faridabad under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. The enhancement of Sector-58, Faridabad has been offloaded for 411.25 acre as per latest layout plan. Whereas the original award is for 491.29 acre. Hence the Administrator, HUDA, Faridabad may be requested to reconcile the utilization of balance land i.e.  $(491.296-411.25 \text{ acre}) = 80.04 \text{ acres}$ . The 15% interest calculation has been made upto, 31.12.2017.
2. The calculation 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-58, Faridabad.
3. 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 of Sector-58, Faridabad bearing drawing no. DTP (F) 1882/98 dated 12.03.98</b>		
<b>Sector-58, Faridabad</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total area acquired	525.44
2	Area under stay	9.93
3	Area proposed for acquisition	1.90
4	Area to be transferred from J.C.B Industry to HUDA	2.75
5	Area under Scheme	540.02
6	Area reserved from existg industries released	7.79
7	Area reserved for transport nagar	59.60
8	Area under reserved for existg industry	6.38
9	Net area planned	466.25
<b>Details of planned area</b>		
1	Area under plots	233.71
2	Area under Shopping Centre	15.80
3	Area under E.T.P & Sold Industrial Waste	2.00
4	Area under Electric Sub-Station	6.20
5	Area under Public Amentier	0.31
6	Area under roads, green belt & open Spaces	153.23
<b>Total</b>		<b>411.25</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	233.71		
2	Area under Shopping Centre	15.80		
3	Area under E.T.P & Sold Industrial Waste		2.00	
4	Area under Electric Sub-Station		6.20	
5	Area under Public Amentier		0.31	
6	Area under roads, green belt & open Spaces		153.23	
	<b>Total Area</b>	<b>249.51</b>	<b>161.74</b>	

**Total Area = 249.51+161.74=411.25 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	
		3	4	5	6	7	8	9	10
1	2	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)
58, FBD	491.29	4 19.12.91	240000	93/95 dt. 16.05.96	726000	2263/95 13.02.01	798600	11042/14 dt. 10.12.14	847000
	Enhancement amount fixed by Hon'ble Additional District Judge, High Court and Supreme Court on which calculation is to be made (A)				486000	-----	72600		48400

Table No.4							
Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble ADJ Court pertaining to Award No. 4 dated 19.12.1991 (A)							
Sr. No.		Particulars	Period	Total Days		Amount in Rs. (Per Acre)	
1		<b>Amount of enhanced compensation as at (A)</b>					<b>4,86,000.00</b>
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	1,45,800.00
3	Add:	12% additional interest	26-12-88	19-12-91	<b>1089</b>	(Section 23 (IA) of LA Act, 1894)	1,74,001.00
4						<b>Total</b>	<b>8,05,801.00</b>
5	Add:	9% additional Interest (one year)	20-12-91	19-12-92	<b>366</b>	(Section 28 of LA Act, 1894)	72,522.00
6	Add:	15% Interest	20-12-92	31-12-17	<b>9143</b>	(Section 28 of LA Act, 1894)	30,27,714.00
7						<b>Total</b>	<b>39,06,037.00</b>
8		<b>Total Liability 491.29*3906037</b>				<b>Total (A)</b>	<b>1,91,89,96,918.00</b>

Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 4 dated 19.12.1991 (B)							
Sr. No.		Particulars	Period	Total Days		Amount in Rs. (Per Acre)	
9		<b>Amount of enhanced compensation as at (A)</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	26-12-88	19-12-91	<b>1089</b>	(Section 23 (IA) of LA Act, 1894)	25,993.00
12						<b>Total</b>	<b>1,20,373.00</b>
13	Add:	9% additional Interest (one year)	20-12-91	19-12-92	<b>366</b>	(Section 28 of LA Act, 1894)	10,834.00
14	Add:	15% Interest	20-12-92	31-12-17	<b>9143</b>	(Section 28 of LA Act, 1894)	4,52,289.00
15						<b>Total</b>	<b>5,83,496.00</b>
16		<b>Total Liability 491.29*583496</b>				<b>Total (B)</b>	<b>28,66,65,750.00</b>

**Calculations of Total liabilities of 491.29 Acres on account of enhanced compensation as per Hon'ble High Court pertaining to Award No. 4 dated 19.12.1991 (C)**

Sr. No.	Particulars	Period		Total Days	Amount in Rs. (Per Acre)
17	<b>Amount of enhanced compensation as at (A)</b>				<b>48,400.00</b>
18	Add: 30% Solatium				(Section 23(2) of LA Act, 1894) 14,520.00
19	Add: 12% additional interest	26-12-88	19-12-91	1089	(Section 23 (IA) of LA Act, 1894) 17,329.00
20					<b>Total</b> <b>80,249.00</b>
21	Add: 9% additional Interest (one year)	20-12-91	19-12-92	366	(Section 28 of LA Act, 1894) 7,222.00
22	Add: 15% Interest	20-12-92	31-12-17	9143	(Section 28 of LA Act, 1894) 3,01,527.00
23					<b>Total</b> <b>3,88,998.00</b>
24	<b>Total Liability 491.29*388998</b>			<b>Total (C)</b>	<b>19,11,10,827.00</b>
25	<b>Grand Total (A+B+C)</b>				<b>2,39,67,73,495.00</b>
26	<b>Amount per acre</b>				<b>48,78,531.00</b>

Table No. 5			
Calculation of Additional Price, Hon'ble ADJ, High Court and Supreme Court			
1	Total liability per acre	48,78,531.00	Rs.
2	Total Land as per layout Plan	411.25	Acre
3	Total saleable Area as per layout plan	249.51	Acre
4	Total liability of Sector-58, Faridabad (4878531*411.25)	2,00,62,95,874.00	
5	Additional Price for General Category per Sq. Mtr. (2006295874/249.51/4047)	<b>1987.00</b>	per sq. mtr.