



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN  
DEVELOPMENT AUTHORITY

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Address: C-3 HUDA HQ S,  
Panchkula

To

The Estate Officer,  
HUDA, Hisar.

**NO.HUDA-CCF-ACCTT-II-2017/  
DATED:-**



**Subject:- Recovery of Additional Price (2<sup>nd</sup> EC) pertaining to the acquired land for the development of Sector-1 and 4 (Part), Hisar.**

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 High Court and Supreme Court vide order dated 12.07.2006 and 11.04.2013 pertaining to the acquired land for the development of Sector-1 and 4 (Part), Hisar, the recovery rate of additional price (**2<sup>nd</sup> EC**) has been worked out @ ₹ **312.23 Per Sq. Mtr.** for **General Category** and @ ₹ **40.60 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-1 and 4 (Part), Hisar. 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-1 and 4 (Part), Hisar 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/-183/09-10 Dated:- 29/9/17**

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

1. The Administrator, HUDA, Hisar 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-1 and 4 (Part), Hisar 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-1 and 4 (Part), Hisar.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Faridabad vide his Memo No. 7620 dated 14.06.2017.

<b>Table No. 1</b>		
<b>Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (H)3224 dated 24.11.2000</b>		
<b>Sector-1 &amp; 4(Part), Hisar</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total area of scheme	227.44
2	Area under HUDA	2.74
3	Net Area planned	<b>224.70</b>
<b>Details of planned area</b>		
1	Area under residential plots	93.75
2	Area reserved for shopping centre	11.35
3	Area under Boosting Station	1.53
4	Area under Community Centre	2.00
5	Area under Dispensary	1.20
6	Area under Grid Station	1.50
7	Area under High School	5.00
8	Area under Primary School	3.20
9	Area under Nursery School	2.20
10	Area under Creche	0.25
11	Area under Religious Building	2.50
12	Area under Health Centre	1.50
13	Area under Police post	0.60
14	Area under Nursing Home/Clinic	2.00
15	Area under Telecom Deptt.	3.80
16	Area under Storage Disposal	1.35
17	Area under Roads, Open Spaces and Parks	90.97
	<b>Total</b>	<b>224.70</b>

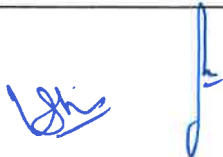


Table No. 2				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
1	Area under residential plots	93.75		
2	Area reserved for shopping centre	11.35		
3	Area under Boosting Station		1.53	
4	Area under Community Centre		2.00	
5	Area under Dispensary		1.20	
6	Area under Grid Station		1.50	
7	Area under High School	2.50	2.50	
8	Area under Primary School	1.60	1.60	
9	Area under Nursery School	1.10	1.10	
10	Area under Creche	0.13	0.12	
11	Area under Religious Building		2.50	
12	Area under Health Centre		1.50	
13	Area under Police post		0.60	
14	Area under Nursing Home/Clinic	2.00		
15	Area under Telecom Deptt.		3.80	
16	Area under Storage Disposal		1.35	
17	Area under Roads, Open Spaces and Parks		90.97	
	<b>Total Area</b>	<b>112.43</b>	<b>112.27</b>	

**Total Area = 112.43+112.27=224.70 Acre**

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Table No. 3									
Detail of orders of enhanced compensation									
Sector No.	Area utilized Sector wise	Original Award		Additional District Judge		HC Court		SC Court	
		3	4	5	6	7	8	9	10
		No. & Date	Amount (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)	Order No. & Date	Amount in ₹ (per acre)
1-4, Hisar	227.44	1 dt. 19.01.95	150000	Basis RFA 478/97 dt. 29.01.99	650000	1848/99 12.07.06	1137400	3279-3287/13 dt. 11.04.13	1573000
	The effect of amount of Additional District Judge has already been taken during fixing the price fixation of Sector-1-4, Hisar. Hence enhancement amount has been prepared on Hon'ble High Court and Supreme Court (A)				-----		487400		435600

Table No.4						
Calculations of Total liabilities of 227.44 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 1 dated 20.08.92						
Sr. No.	Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1	<b>Amount of enhanced compensation as at (A)</b>					<b>4,87,400.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,46,220.00
3	Add: 12% additional interest	20-08-92	19-01-95	883	(Section 23 (IA) of LA Act, 1894)	1,41,493.00
4					<b>Total</b>	<b>7,75,113.00</b>
5	Add: 9% additional Interest (one year)	20-01-95	19-01-96	365	(Section 28 of LA Act, 1894)	69,760.00
6	Add: 15% Interest	20-01-96	21-09-11	5724	(Section 28 of LA Act, 1894)	18,23,321.00
7					<b>Total</b>	<b>26,68,194.00</b>
8	<b>Total Liability 227.44*2668194</b>					<b>60,68,54,043.00</b>
9	<b>Amount per acre</b>					<b>26,68,194.00</b>

<b>Table No. 5</b>					
<b>Revised Calculation of 1st Additional price (High Court)</b>					
<b>1</b>	Amount per acre	26,68,194.00			
<b>2</b>	Total Land as per layout Plan	224.70	Acre		
<b>3</b>	Total saleable Area as per layout plan	112.43	Acre		
<b>4</b>	Total liability of 224.70 acre land (2668194*224.70)	59,95,43,192.00			
<b>5</b>	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,719.00	Per Sq.mtr.		
<b>6</b>	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.		
<b>7</b>	<b>Proportionate Ratio</b>				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2719x 105.81x 4047)	<b>1,16,43,11,337.00</b>	
ii)	EWS Category	(Tentative Price x Area under residential plots/EWS) (B)	(359x 6.62x 4047)	<b>96,18,019.00</b>	
<b>8</b>		(C)	<b>Total</b>	<b>1,17,39,29,356.00</b>	
<b>9</b>	Amount for EC (General Category)	(A/Cx <b>599543192</b> )		<b>59,46,31,127.00</b>	
<b>10</b>	Amount for EC (EWS Category)	(B/Cx <b>599543192</b> )		<b>49,12,065.00</b>	
<b>11</b>	E.C. for General Category	( <b>594631127/ 105.81/4047</b> )		<b>1,389.00</b>	Per Sq.Mtr.
<b>12</b>	E.C. for EWS Category	( <b>4912065/ 6.62/ 4047</b> )		<b>183.00</b>	Per Sq.Mtr.

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Table No. 6	
General category	
	Amount in per Sq. Mtr.
Revised 1st EC for General Category	1389.00
Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 21.09.2011	1267.88
<b>Less conveyed</b>	<b>121.12</b>

EWS category	
	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	183.00
Less: Already conveyed instalment 1st EC for General Category already conveyed vide letter dated 21.09.2011	167.36
<b>Less conveyed</b>	<b>15.64</b>

Table No.7						
Calculations of Total liabilities of 12 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 1 dated 20.08.92						
Sr. No.	Particulars	Period		Total Days		Amount in ₹ (Per Acre)
1	<b>Amount of enhanced compensation as at (A)</b>					<b>4,35,600.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	1,30,680.00
3	Add: 12% additional interest	20-08-92	19-01-95	883	(Section 23 (IA) of LA Act, 1894)	1,26,455.00
4					<b>Total</b>	<b>6,92,735.00</b>
5	Add: 9% additional Interest (one year)	20-01-95	19-01-96	365	(Section 28 of LA Act, 1894)	62,346.00
6	Add: 15% Interest	20-01-96	31-08-17	7895	(Section 28 of LA Act, 1894)	22,47,593.00
7					<b>Total</b>	<b>30,02,674.00</b>
8	<b>Total Liability 12*3002674</b>				<b>Total</b>	<b>3,60,32,088.00</b>
9	<b>Amount per acre</b>					<b>30,02,674.00</b>

<b>Table No. 8</b>					
<b>Calculation of 2nd Additional price (Supreme Court)</b>					
<b>1</b>	Amount per acre	30,02,674.00			
<b>2</b>	Total land approved by Hon'ble Supreme Court	12.00	Acre		
<b>2</b>	Total Land as per layout Plan	224.70	Acre		
<b>3</b>	Total saleable Area as per layout plan	112.43	Acre		
<b>4</b>	Total liability of 12 acre land (3002674*12)	3,60,32,088.00			
<b>5</b>	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,719.00	Per Sq.mtr.		
<b>6</b>	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.		
<b>7</b>	<b>Proportionate Ratio</b>				
i)	General Category	<b>(Tentative Price x Saleable Area other than EWS) (A)</b>	(2719x 105.81x 4047)	<b>1,16,43,11,337.00</b>	
ii)	EWS Category	<b>(Tentative Price x Area under residential plots/EWS) (B)</b>	(359x 6.62x 4047)	<b>96,18,019.00</b>	
<b>8</b>		<b>(C)</b>	<b>Total</b>	<b>1,17,39,29,356.00</b>	
<b>9</b>	Amount for EC (General Category)	<b>(A/Cx 36032088)</b>		<b>3,57,36,877.00</b>	
<b>10</b>	Amount for EC (EWS Category)	<b>(B/Cx 36032088)</b>		<b>2,95,211.00</b>	
<b>11</b>	E.C. for General Category	<b>(35736877/ 105.81/4047)</b>		<b>83.00</b>	Per Sq.Mtr.
<b>12</b>	E.C. for EWS Category	<b>(295211/ 6.62/ 4047)</b>		<b>11.00</b>	Per Sq.Mtr.

<b>Table No. 9</b>	
<b>General category</b>	
	<b>Amount in per Sq. Mtr.</b>
2nd EC for General Category	83.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 21.09.2011 to 31.08.2017 on Rs. 121.12) (2172 days)	229.23
<b>Total 2nd EC for General Category</b>	<b>312.23</b>

<b>EWS category</b>	
	<b>Amount in per Sq. Mtr.</b>
2nd EC for EWS Category	11.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 21.09.2011 to 31.08.2017 on Rs. 15.64) (2172 days)	29.60
<b>Total 2nd EC for EWS Category</b>	<b>40.60</b>

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