

हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN DEVELOPMENT AUTHORITY

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Panchkula

To

The Estate Officer,
HUDA, Sonapat.

NO.HUDA-CCF-ACCTT-II-2018/14357 **DATED:- 23/1/18**

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-15, Part-I, Sonapat.

1. In continuation of this office letter No. HUDA-CCF-Acctt-II-2017/246720 dated 29.12.2017 and 7395 dt. 11.01.18 on 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 30.01.89 in No. 18/4 of 88, Hon'ble High Court vide order dated 20.08.04 in No. 528/90 and Hon'ble Supreme Court vide order dated 22.07.10 in No. 9337/05 pertaining to the acquired land for the development of Sector-15, Part-I, Sonapat, the recovery rate of additional price (**2nd EC**) has been worked out @ **Rs. 789.66 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-15, Part-I, Sonapat. Detailed calculations are attached herewith at **Annexure "A"**.
3. The drawing No. DTP (H)3224 dt. 24.11.2000 was mentioned wrongly in the letter dt. 29.12.2017 due to typographical mistake, the same has been removed from the modified letter dt. 11.01.2018.
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-15, Part-I, Sonapat, 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
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2018/-14359-68 **Dated:- 23/1/18**

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

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

DA/As Above:

Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Annexure-"A"

Subject : Calculation of additional price of Sector-15, Part-I, Sonapat 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-15, Part-I, Sonapat.
2. These calculations are prepared based on the information supplied by the Administrator, HUDA, Rohtak vide his Memo No. 4668 dated 22.06.2017.

| Table No. 1 | | | |
|---|---|----------------------|-----------------------|
| Detail of area as per the approved Revised layout cum Demarcation Plan | | | |
| Sector-15, Part-I, Sonapat | | | |
| Sr. No. | Particulars | Area in hect. | (Area in Acre) |
| 1 | Net Area planned | 62.74 | 154.97 |
| Details of planned area | | | |
| 1 | Area under plots | 36.29 | 89.64 |
| 2 | Area under shopping centre | 1.12 | 2.77 |
| 3 | Area under Roads, Open Spaces, Parks and Community building | 25.33 | 62.57 |
| Total | | 62.74 | 154.98 |

| Table No. 2 | | | | |
|--------------------|---|-----------------------|---------------------------------------|----------------------------------|
| SNO | Particular | Total Saleable | Total Chargeable / Common area | Common Facility for other |
| 1 | 2 | 3 | 4 | 5 |
| 1 | Area under plots | 89.64 | | |
| 2 | Area under shopping centre | 2.77 | | |
| 3 | Area under Roads, Open Spaces, Parks and Community building | | 62.57 | |
| Total Area | | 92.41 | 62.57 | |

Total Area = 92.41+62.57=154.98 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 | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | | 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) |
| 15, Part-I, Sonapat | 216.05 | 7 dt. 07.12.84 | 21120 | 18/4 of 88 dt. 30.01.89 | 121000 | 528/90 20.08.04 | 145200 | 9337/05 dt. 22.07.10 | 217800 |
| | Enhancement amount fixed by Hon'ble Supreme Court on which calculation is to be made and Hon'ble Additional District Judge, High Court and Supreme Court recovery had already conveyed | | | | 99880 | ----- | 24200 | | 72600 |

| Table No.4 | | | | | | |
|--|--|----------|----------|------------|-----------------------------------|--------------------------|
| Calculations of Total liabilities of 216.05 Acres on account of enhanced compensation as per order of Hon'ble ADJ Court pertaining to Award No. 7 dated 07.12.1984 | | | | | | |
| Sr. No. | Particulars | Period | | Total Days | | Amount in Rs. (Per Acre) |
| 1 | Amount of enhanced compensation as at (A) | | | | | 99,880.00 |
| 2 | Add: 30% Solatium | | | | (Section 23(2) of LA Act, 1894) | 29,964.00 |
| 3 | Add: 12% additional interest | 20-04-82 | 07-12-84 | 963 | (Section 23 (IA) of LA Act, 1894) | 31,622.00 |
| 4 | | | | | Total | 1,61,466.00 |
| 5 | Add: 9% additional Interest (one year) | 08-12-84 | 07-12-85 | 365 | (Section 28 of LA Act, 1894) | 14,532.00 |
| 6 | Add: 15% Interest | 08-12-85 | 29-01-90 | 1514 | (Section 28 of LA Act, 1894) | 1,00,463.00 |
| 7 | | | | | Total | 2,76,461.00 |
| 8 | Total Liability 216.05*276461 | | | | Total | 5,97,29,399.00 |

| Table No. 5 | | | |
|---|---|----------------|--------------|
| Revised calculation of 1st Additional Price | | | |
| 1 | Total liability per acre | 2,76,461.00 | Rs. |
| 2 | Total Land as per layout Plan | 154.98 | Acre |
| 3 | Total saleable Area as per layout plan | 92.41 | Acre |
| 4 | Total liability of Sector-15, Part-I, Sonepat | 4,28,45,926.00 | Rs. |
| 5 | Additional Price for General Category per Sq. Mtr.(42845926/92.41/4047) | 114.57 | per sq. mtr. |
| 6 | Less: Already conveyed as Ist Instalment vide this office letter dated 29.01.1990 (30.27 per sq. yd.*1.196) | 36.20 | Per Sq.Mtr. |
| 7 | Less: Conveyed | 78.37 | Per Sq.Mtr. |

| Table No.6 | | | | | | |
|---|------|--|----------|----------|--------------|---|
| Calculations of Total liabilities of 216.05 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 7 dated 07.12.1984 | | | | | | |
| Sr. No. | | Particulars | Period | | Total Days | Amount in Rs. (Per Acre) |
| 1 | | Amount of enhanced compensation as at (A) | | | | 24,200.00 |
| 2 | Add: | 30% Solatium | | | | (Section 23(2) of LA Act, 1894) 7,260.00 |
| 3 | Add: | 12% additional interest | 20-04-82 | 07-12-84 | 963 | (Section 23 (IA) of LA Act, 1894) 7,662.00 |
| 4 | | | | | | Total 39,122.00 |
| 5 | Add: | 9% additional Interest (one year) | 08-12-84 | 07-12-85 | 365 | (Section 28 of LA Act, 1894) 3,521.00 |
| 6 | Add: | 15% Interest | 08-12-85 | 31-12-17 | 11712 | (Section 28 of LA Act, 1894) 1,88,300.00 |
| 7 | | | | | | Total 2,30,943.00 |
| 8 | | Total Liability 216.05*230943 | | | | Total (A) 4,98,95,235.00 |

Calculations of Total liabilities of 216.05 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 7 dated 07.12.1984

| Sr. No. | Particulars | Period | Total Days | Amount in Rs. (Per Acre) |
|---------|--|----------|------------|--|
| 9 | Amount of enhanced compensation as at (A) | | | 72,600.00 |
| 10 | Add: 30% Solatium | | | (Section 23(2) of LA Act, 1894) 21,780.00 |
| 11 | Add: 12% additional interest | 20-04-82 | 07-12-84 | 963 (Section 23 (IA) of LA Act, 1894) 22,985.00 |
| 12 | | | | Total 1,17,365.00 |
| 13 | Add: 9% additional Interest (one year) | 08-12-84 | 07-12-85 | 365 (Section 28 of LA Act, 1894) 10,563.00 |
| 14 | Add: 15% Interest | 08-12-85 | 31-12-17 | 11712 (Section 28 of LA Act, 1894) 5,64,895.00 |
| 15 | | | | Total 6,92,823.00 |
| 16 | Total Liability 216.05*692823 | | | Total (B) 14,96,84,409.00 |
| 17 | | | | Grand Total(A +B) 19,95,79,644.00 |
| 18 | Amount per acre | | | 9,23,766.00 |

| Table No. 7 | | | |
|-------------------------------------|---|-----------------|--------------|
| Calculation of 2nd Additional Price | | | |
| 1 | Total liability | 9,23,766.00 | Rs. |
| 2 | Total Land as per layout Plan | 154.98 | Acre |
| 3 | Total saleable Area as per layout plan | 92.41 | Acre |
| 4 | Total liability of Sector-15, Part-I, Sonapat (923766*154.98) | 14,31,65,254.00 | Rs. |
| 5 | Additional Price for General Category per Sq. Mtr.(143165254/92.41/4047) | 382.81 | Per Sq. Mtr. |
| 6 | Add: Previous less conveyed upto 1st EC of Rs. 78.37 per sq. mtr. (with 15% interest w.e.f. 29.01.1990 to 31.12.2017 (10199 days) | 406.85 | Per Sq. Mtr. |
| 7 | 2nd EC for General Category | 789.66 | Per Sq. Mtr. |