

हरियाणा शहरा विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

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Address: C-3 HUDA HQ Sector-6,
Panchkula

To

The Estate Officer,
HUDA, Panipat.

NO.HUDA-CCF-ACCTT-II-2017/ 96908

DATED:- 29/5/17

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

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 vide order dated 05.08.2008 pertaining to the acquired land for the development of Sector-18, Panipat, the recovery rate of additional price (1st EC) has been worked out @ ₹ **284.00 Per Sq. Mtr. for General Category and @ ₹ 34.00 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-18, Panipat. 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-18, Panipat, 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/-

96909-10 Dated:- 29/5/17

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.

DA/As Above:


Chief Accounts Officer,
For Chief Administrator
HUDA, Panchkula

Calculation of additional price of Sector-18, Panipat under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. It is submitted that additional price of land of Sector-18, Panipat has been fixed by Hon'ble High Court vide order dated 05.08.2008, vide which land cost of Sector-18, Panipat is enhanced and assessed @ ₹ 997040.00 Per. Acre.
2. Now the policy to calculate the Additional Price has been approved by HUDA authority in its 111th meeting at Agenda No. 22 and calculations are now to be made as per this policy and Additional price is required to be fixed under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978. **For brevity, regulation 2(b) is reproduced below :-**

"ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" means such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect to land or building sold or leased to him in a sector on account of the enhancement of compensation of any land or building in the same sector by the Court on a reference made under section 18 of the Land Acquisition Act, 1894, and the amount of cost incurred in respect of such reference."

Now, in view of award of Hon'ble High Court and as per Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978 and as per the new policy, following calculations have been made to arrive at the additional amount which shall be payable by the Allottees/Transferees or lessees of Sector-18, Panipat :-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-18, Panipat supplied by the Administrator, HUDA, Panchkula as per latest layout plan and calculations are made on the basis of actual liability as per the calculations made by the Zonal Administrator, HUDA, Rohtak at the time of approval of payment of enhanced compensation to the concerned land owners. Accordingly, recovery of 2nd EC of Sector-18, Panipat has been prepared as under :-



Detail of area as per approved Revised layout cum Demarcation Plan of Sector-18, Panipat bearing drawing no. DTP (PN) 120/97 dated 19.08.1997

Sector-18, Panipat

Area of Sector-18, Panipat

Sr. No.	Particulars	(Area in Hectare)	(Area in Acre)
1	Area notified under section-6	161.24	398.26
2	Area Acquired with sector-13 & 17	6.87	16.97
3	Total Area (1+2)	168.11	415.23
4	Area falling in sector-19	10.17	25.12
5	Area falling sector-40	24.00	59.28
6	Area falling sector-41	8.74	21.59
7	Area of sector-18 (including 1/2 peripheral road in sector-18-13 & 17, 18-40, 18-41, 18-19 (13.0 hecets and 4.60 Hecets acquired by prov./state govt.	125.20	309.24
8	Area under released structures/stay	7.89	19.49
9	Net Area Planned	117.31	289.75
Detailed of planned area of the sector			
1	Area under Housing Board/EWS	3.89	9.60
2	Area under Group Housing	3.73	9.21
3	Area under plots	46.98	116.04
4	Area under shopping centre/commercial	7.71	19.04
5	Area under HUDA Land	0.790	1.95
6	Area under college/High School/Primary School, nursery school	9.990	24.68
7	Area under Police Post	0.40	0.99
8	Area under Community Centre/Club	1.60	3.95
9	Area under health centre/dispensary (stay area 0.08)	1.30	3.21
10	Area under Religious Building	0.18	0.44
11	Area under Creche	0.18	0.44
12	Area under radha Swami Satsang give and take	0.600	1.48
13	Area under reserved for Govt. Housing	2.800	6.92
14	Area under Electric Sub-Station	0.56	1.39
15	Area under Dhobi Ghat	0.40	0.99
16	Area under Roads/Tube Well, open spaces including green belt along G.T. Road etc.	36.20	89.42
	Total	117.31	289.75

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**Detail of area as per approved Revised layout cum Demarcation Plan of Sector-18,
Panipat bearing drawing no. DTP (PN) 120/97 dated 19.08.1997**

Sector-18, Panipat

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5
1	Area under Housing Board/EWS	9.60		
2	Area under Group Housing	9.21		
3	Area under plots	116.04		
4	Area under shopping centre/commercial	19.04		
5	Area under HUDA Land	1.95		
6	Area under college/High School/Primary School, nursery school	12.34	12.34	
7	Area under Police Post		0.99	
8	Area under Community Centre/Club		3.95	
9	Area under health centre/dispensary (stay area 0.08)	3.21		
10	Area under Religious Building		0.44	
11	Area under Creche	0.44		
12	Area under Radha Swami Satsang give and take		1.48	
13	Area under reserved for Govt. Housing	6.92		
14	Area under Electric Sub-Station		1.39	
15	Area under Dhobi Ghat		0.99	
16	Area under Roads/Tube Well, open spaces including green belt along G.T. Road etc.		89.42	
	Total Area	178.75	111.00	

Total Area : 178.75+111= 289.75Acres

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Sector-18, Panipat						
		Days				
	Particulars	From	To	Total Days		Amount in ₹
	Rate per acre Awarded by Hon'ble High Court 05.08.2008 RFA No.2600 of 2001 @ ` 206/- per sq. yd.					9,97,040.00
Less	Recovery has already been prepared as ADJ rate @ 185.60 Per Sq. Yd. convey vide this office letter No. HUDA-Acctt-Acctt-II-2002/25841 dated 20.09.2002					8,98,304.00
	ADDITIONAL PRICE OF LAND					98,736.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	29,621.00
Add:	12% additional interest	02-03-93	28-02-96	1093	(Section 23 (IA) of LA Act, 1894)	35,480.00
					Total	1,63,837.00
Add:	9% additional interest (one year)	29-02-96	28-02-97	1 Year	(Section 28 of LA Act, 1894)	14,745.00
Add:	15% Interest	01-03-97	31-05-17	7396	(Section 28 of LA Act, 1894)	4,97,975.00
					Grand Total	6,76,557.00
	Total Liability 289.75*676557/-					19,60,32,391.00

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Sector-18, Panipat

1	Total liability	19,60,32,391.00			
2	Total Land as per layout Plan	289.75			
3	Total saleable Area	178.75			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,219.00	Per Sq.mtr.		
5	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	269.00	Per Sq.mtr.		
6	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(2219x169.15x4047)	1,51,90,16,561.00	
ii)	EWS Category	(Tentative Price x Area under Housing Board/ EWS) (B)	(269x9.60x4047)	1,04,50,973.00	
		(C)	Total	1,52,94,67,534.00	
7	Amount for EC (General Category)	(A/Cx196032391)		19,46,92,886.00	
8	Amount for EC (EWS Category)	(B/Cx196032391)		13,39,505.00	
9	E.C. for General Category	(194692886/169.15/4047)		284.00	Per Sq. Mtr.
10	E.C. for EWS Category	(1339505/9.60/4047)		34.00	Per Sq. Mtr.

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