



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN
DEVELOPMENT AUTHORITY

To

The Estate Officer,
HUDA, Sonapat.

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

Tel : _____

Website: www.huda.gov.in

Toll Free No. 1800-180-3030

E-mail id: ccfhuda@gmail.com

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

**Subject:- Recovery of Additional Price (1st EC) pertaining to the
acquired land for the development of Sector-7 and
Part 8, Sonapat.**

1. Kindly refer to the subject cited above.
2. It is inform you that on the basis of enhanced compensation awarded by the Hon'ble High Court vide order dated 30.05.2007 in RFA No.2453 of 2000 pertaining to the acquired land for the development of Sector-7 and Part-8, Sonapat, the recovery rate of additional price (1st EC) has been worked out @ ₹ 1364.00 Per Sq. Mtr. for **General Category** and ₹ 161.00 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-7 and Part-8, Sonapat. 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-7 and Part-8, 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.

DA/As Above:

1
Sr. Accounts Officer,
for Chief Administrator
HUDA, Panchkula

Endst.No.HUDA-CCF-Acctt-II-2017/- 55126 Dated:- 28/3/17

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 GM(IT), HUDA(HQ), Panchkula alongwith calculation sheet for uploading on HUDA.

DA/As Above:

[Signature]
Sr. Accounts Officer,
for Chief Administrator
HUDA, Panchkula

ANNEXURE-'A'

1. It is submitted that additional price of land of Sector-7 and Part-8, Sonapat has been fixed by Hon'ble High Court vide order dated 30.05.2007, vide which land cost of Sector-7 and Part-8, Sonapat is enhanced and accessed @ ₹ 1378574.00 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 Supreme 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-7 and Part-8, Sonapat :-

3. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-7 and Part-8, Sonapat 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 EC of Sector-7 and Part-8, Sonapat has been prepared as under:-

Detail of area of Sector-7 and Part-8, Sonapat as per approved layout plan by DTP, Sonapat vide Drg No. DTP (S) 880/2000 dated 28.11.2000

**Sector-7 and part-8, Sonapat
Area of Sector-7 and Part-8, Sonapat**

Sr. No.	Particulars	Area in Hectare	(Area in Acre)
1	Total acquired land Sector 3, 7 & sector road	136.39	336.88
2	Area under Green Belt along National Highway	7.55	18.65
3	Area of Green Belt Along V Road	12.94	31.96
4	Detail of Net Area Planned	115.90	286.273
Detail of Planned area of the Sector			
1	Area under Residential Plots	48.40	119.55
2	Area under Town Park	16.18	39.96
3	Area under Group Housing, Shopping Centre, Commercial Facilities etc	16.70	41.25
4	Area under Road & Open Space	34.62	85.51
	Total	115.90	286.27

Detail of area of Sector-7 and Part-8, Sonapat as per approved layout plan by DTP, Sonapat vide Drg No. DTP (S) 880/2000 dated 28.11.2000

Sector-7 and Part-8, Sonapat

SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other sectors
	2	3	4	5
1	Area under Residential Plots	119.55		
2	Area under Town Park		39.96	
3	Area under Group Housing, Shopping Centre, Commercial Facilities etc	41.25		
4	Area under Road & Open Space		85.51	
	Total Area	160.80	125.47	

Total Area : 160.80+125.47=286.27 Acres

Sector-7 and Part-8, Sonapat

	Particulars	Days			Total Days	Amount in ₹
		From	To			
	Rate per acre Awarded by Hon'ble High Court RFA No. 2453 of 2000 date of decision 30.05.2007 @ Rs. 968000 PER ACRE (200x4840 per Sq. Yd.)					9,68,000.00
Less	Rate of Award @ ₹ 300000/-per Acre					1,00,000.00
	ADDITIONAL PRICE OF LAND					8,68,000.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	2,60,400.00
Add:	12% additional interest	09-11-92	05-11-95	1091	(Section 23 (IA) of LA Act, 1894)	3,11,339.00
					Total	14,39,739.00
Add:	9% additional interest (one year)	06-11-95	06-11-96	1 Year	(Section 28 of LA Act, 1894)	1,29,577.00
Add:	15% Interest	06-11-96	31-03-17	7450	(Section 28 of LA Act, 1894)	44,07,968.00
					Grand Total	59,77,284.00
	Total Liability 286.28x4849128				Total (A)	1,71,11,76,864.00
Less:	Amount of ₹ 462428334/- offloaded at the time of 1st Recovery with 15% interest w.e.f. 03.03.2005	03-03-05	31-03-17	4411		83,82,62,211.00
						87,29,14,653.00

Sector-7 and Part-8, Sonapat					
1	Total liability	87,29,14,653.00			
2	Rate of General Category	2,284.00	Per Sq.Mtr.		
3	Rate of EWS Category	269.00	Per Sq. Mtr.		
4	Proportionate Ratio				
i)	General Category	(A)	(157.82x2284x4047)	1,45,87,85,181.00	
ii)	EWS Category	(B)	(2.98x269x4047)	32,44,156.00	
		(C)	Total	1,46,20,29,337.00	
5	Amount for EC (General Category)	(A/Cx872914653)		87,09,77,707.00	
6	Amount for EC (EWS Category)	(B/Cx872914653)		19,36,946.00	
7	E.C. for General Category	(870977707/157.82/4047)		1,364.00	Per Sq.Mtr
9	E.C. for EWS Category	(1936946/2.98/4047)		161.00	Per Sq.Mtr.