



हरियाणा शहरी विकास प्राधिकरण

HARYANA URBAN  
DEVELOPMENT AUTHORITY

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TA-D

Address: C-3 HUDA HQ Sector-6,  
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-9 and 11, Hisar.**

1. In partial modification of this office letter No. HUDA-CCF-Acctt-II/2017/99034-36 dated 31.05.2017 and No. 165295-98 dated 05.09.2017 on 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 14.10.1999 and 19.04.2016 pertaining to the acquired land for the development of Sector-9 and 11, Hisar, the recovery rate of additional price (**2<sup>nd</sup> EC**) has been worked out @ **Rs. 44.92 Per Sq.meter for General Category instead of Rs. 529.00 Per Sq.meter and Rs. 4.68 Per Sq.meter for EWS Category instead of Rs. 52.00 Per Sq.meter.** 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-9 and 11, 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-9 and 11, 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/-246757 Dated:- 29/12/17**

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-9 and 11, Hisar under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.**

1. The Administrator, HUDA, Hisar has sent the letter of LAO, Hisar dated 17.09.2017 vide which the bifurcated area of Sector-9-11, Hisar. As per the area supplied by LAO, Hisar the additional price of Sector-9-11, Hisar has been prepared.
2. 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-9 and 11, Hisar.

<b>Table No. 1</b>		
<b>Detail of area as per approved Revised layout cum Demarcation Plan of Sector-9 and 11, Hisar bearing drawing no. DTP (H) 3307/02 dated 03.07.2002</b>		
<b>Sector-9 &amp; 11, Hisar</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>(Area in Acre)</b>
1	Total area of the Scheme	304.28
2	Area under Industrial use	2.55
3	Area under Released/Unacquired Structure	1.59
4	Area under Water Works Extension	32.64
5	Area under Existing water works	4.45
6	Area under HT line Reservation	15.35
7	Area under HUDA Land	5.38
<b>Detailed of planned area of the sector</b>		
1	Area under Residential plots	130.15
2	Area under Shopping Centre	15.05
3	Area under Community Centre	2.00
4	Area under Police post	0.80
5	Area under Electric Substation/HUDA Elect. Sub Station	1.65
6	Area under High School	4.85
7	Area under Primary School/N.S. & Creche	4.24
8	Area under Religious Building	0.20
9	Area under Nursing Home/Clinic	0.70
10	Area under Public & semi Public use	7.56
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery	84.00
<b>Total</b>		<b>251.20</b>

Table No. 2				
Sector-9 & 11, Hisar				
SNO	Particular	Total Saleable	Total Chargeable / Common area	Common Facility for other
1	2	3	4	5
		130.15		
1	Area under Residential plots			
2	Area under Shopping Centre	15.05		
3	Area under Community Centre		2.00	
4	Area under Police post		0.80	
5	Area under Electric Substation/HUDA Elect. Sub Station		1.65	
6	Area under High School	2.42	2.43	
7	Area under Primary School/N.S. & Creche	2.12	2.12	
8	Area under Religious Building		0.20	
9	Area under Nursing Home/Clinic	0.70		
10	Area under Public & semi Public use		7.56	
11	Area under Roads, Parking, Green, Open Spaces/HUDA Nursery		84.00	
	<b>Total Area</b>	<b>150.44</b>	<b>100.76</b>	

**Total Area = 150.44+100.76=251.20**

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 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)
9 & 11, Hisar	7.88 Acre instead of 304.28 acre	2 dt. 19.05.92	30000	519/97 dt. 25.02.99	653400 for 110.94 acre and 1137400 for 193.34 acre	Dt. 14.10.99	847000 for 110.94 acre and 1137400 for 193.34 acre	19.04.16	1573000 for 7.88 acres
	The effect of amount of Additional District Judge has already been taken during fixing the price fixation of Sector-9-11, Hisar. Hence enhancement amount has been prepared on Hon'ble High Court and Supreme Court (A)					-----	193600	-----	726000

<b>Table No. 4</b>						
<b>Calculation of total liability of 304.28 acre on account of enhanced compensation as per Court order of Hon'ble High Court pertaining to Award No.2 dated 19.05.1992</b>						
<b>Sr. No.</b>		<b>Particulars</b>	<b>Period</b>		<b>Total Days</b>	<b>Amount in Rs. (Per acre)</b>
1		<b>Amount of enhanced compensation as at (A)</b>				<b>1,93,600.00</b>
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 58,080.00
3	Add:	12% additional interest	19-05-92	17-05-95	<b>1094</b>	(Section 23 (IA) of LA Act, 1894) 69,632.00
4						<b>Total</b> <b>3,21,312.00</b>
5	Add:	9% additional interest (one year)	18-05-95	17-05-96	<b>366</b>	(Section 28 of LA Act, 1894) 28,997.00
6	Add:	15% Interest	18-05-96	07-10-11	<b>5621</b>	(Section 28 of LA Act, 1894) 7,42,231.00
7						<b>Total</b> <b>10,92,540.00</b>
8		<b>Total Liability 110.94*1092540</b>			<b>Total</b>	<b>12,12,06,388.00</b>

<b>Table No. 5</b>					
1	Total liability	12,12,06,388.00			
2	Total Land as per layout Plan	251.20			
3	Total saleable Area as per layout plan	150.44			
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,392.00	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	239.20	Per Sq.mtr.		
6	<b>Proportionate Ratio</b>				
i)	General Category	<b>(Tentative Price x Saleable Area other than EWS) (A)</b>	(2392x 143.07x 4047)	<b>1,38,49,78,262.00</b>	
ii)	EWS Category	<b>(Tentative Price x Area under residential plots /EWS) (B)</b>	(239x 7.37x 4047)	<b>71,34,472.00</b>	
7		<b>(C)</b>	<b>Total</b>	<b>1,39,21,12,734.00</b>	
8	Amount for EC (General Category)	<b>(A/Cx 121206388)</b>		<b>12,05,85,214.00</b>	
9	Amount for EC (EWS Category)	<b>(B/Cx 121206388)</b>		<b>6,21,174.00</b>	
10	E.C. for General Category	<b>(120585214/ 143.07/4047)</b>		<b>208.00</b>	Per Sq.Mtr.
11	E.C. for EWS Category	<b>(621174/ 7.37/ 4047)</b>		<b>21.00</b>	Per Sq.Mtr.

Table No. 6	
General category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for General Category	208.00
Less: Already conveyed instalment 1st, EC for General Category vide letter dated 07.10.11	211.73
<b>Less Conveyed</b>	<b>-3.73</b>

EWS category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	21.00
Less: Already conveyed instalment 1st, EC for EWS Category vide letter dated 07.10.2011	21.17
<b>Less conveyed</b>	<b>-0.17</b>

Table No. 7							
Calculation of total liability of 7.88 acre on account of enhanced compensation as per court order of Hon'ble Supreme Court pertaining to Award No.2 dated 19.05.1992							
Sr. No.	Particulars	Period		Total Days		Amount in Rs. (Per acre)	
1		<b>Amount of enhanced compensation as at (A)</b>					<b>7,26,000.00</b>
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	2,17,800.00	
3	Add: 12% additional interest	19-05-92	17-05-95	<b>1094</b>	(Section 23 (IA) of LA Act, 1894)	2,61,121.00	
4					<b>Total</b>	<b>12,04,921.00</b>	
5	Add: 9% additional interest (one year)	18-05-95	17-05-96	<b>366</b>	(Section 28 of LA Act, 1894)	1,08,740.00	
6	Add: 15% Interest	18-05-96	17-01-01	<b>1706</b>	(Section 28 of LA Act, 1894)	8,44,765.00	
7	Add: 15% Interest	25-06-08	30-09-17	<b>3385</b>	(Section 28 of LA Act, 1894)	16,76,161.00	
8					<b>Total</b>	<b>38,34,587.00</b>	
9		<b>Total Liability 7.88*3834587</b>				<b>Total</b>	<b>3,02,16,546.00</b>

<b>Table No. 8</b>					
<b>Calculation of 2nd Additional price</b>					
1	Total liability	3,02,16,546.00			
2	Total Land as per layout Plan	251.20	Acre		
3	Total saleable Area as per layout plan	150.44	Acre		
4	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	2,392.00	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	239.20	Per Sq.mtr.		
6	<b>Proportionate Ratio</b>				
7	General Category	(Tentative Price x Saleable Area other than EWS) <b>(A)</b>	(2392x 143.07x 4047)	<b>1,38,49,78,262.00</b>	
8	EWS Category	(Tentative Price x Area under residential plots/EWS) <b>(B)</b>	(239x 7.37x 4047)	<b>71,34,472.00</b>	
9		<b>(C)</b>	<b>Total</b>	<b>1,39,21,12,734.00</b>	
10	Amount for EC (General Category)	<b>(A/Cx 30216546)</b>		<b>3,00,61,688.00</b>	
11	Amount for EC (EWS Category)	<b>(B/Cx 30216546)</b>		<b>1,54,858.00</b>	
12	E.C. for General Category	<b>(30061688/ 143.07/4047)</b>		<b>52.00</b>	Per Sq.Mtr.
13	E.C. for EWS Category	<b>(154858/ 7.37/ 4047)</b>		<b>5.00</b>	Per Sq.Mtr.

<b>Table No. 9</b>	
<b>General category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
2nd EC for General Category	52.00
Less : Previous excess conveyed upto 1st EC (with 15% interest w.e.f 07.10.2011 to 30.09.2017 on (-) Rs.3.73) (2186 days)	7.08
<b>2nd EC for General Category</b>	<b>44.92</b>

<b>EWS category</b>	
<b>Particular</b>	<b>Amount in per Sq. Mtr.</b>
2nd EC for EWS Category	5.00
Less : Previous excess conveyed upto 1st EC (with 15% interest w.e.f 07.10.2011 to 30.09.2017 on (-) Rs.0.17) (2186 days)	0.32
<b>2nd EC for EWS Category</b>	<b>4.68</b>