



हरियाणा शहरी विकास प्राधिकरण

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Panchkula

To

The Estate Officer,
HSVP, Hisar.

**NO.HSVP-CCF-ACCTT-II-2018/
DATED:-**

Subject:- Recovery of Additional Price (2nd EC) pertaining to the acquired land for the development of Sector-1, 4, 3 Part and 5, Hisar.

1. Please refer to 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 09.08.10 No. 51/06, Hon'ble High Court vide order dated 26.03.14 No. 5626/10 and Hon'ble Supreme Court vide order dated 22.08.14 pertaining to the acquired land for the development of Sector-1, 4, 3 Part and 5, Hisar, the recovery rate of additional price (**2nd EC**) has been worked out @ **Rs. 6024.27** for **General Category** and @ **Rs. 385.43** for **EWS Category**. The Additional price on account of this enhancement has been determined by the Chief Administrator, HSVP, 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, 4, 3 Part and 5, 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, 4, 3 Part and 5, 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. The calculation in the notices generated may also be checked and confirmed before issue of notices to allottees.

DA/As Above:

Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Endst.No.HSVP-CCF-Acctt-II-2018/48583-84 Dated:-13

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

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

DA/As Above:

Accounts Officer,
for Chief Administrator
HSVP, Panchkula

Annexure-"A"

Calculation of additional price of Sector- 1, 4, 3 Part and 5, 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 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-1, 4, 3 Part and 5, 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.

Table No. 1		
Detail of area as per the approved Revised layout cum Demarcation Plan bearing drawing no. DTP (H) 3412/2006 dated 24.05.2006		
Sector-1, 4, 3 Part and 5, Hisar		
Sr. No.	Particulars	(Area in Acre)
1	Total area of scheme	404.60
2	Area under Water Works	38.00
3	Area reserved for Housing Board	20.00
4	Area release land for T.P. Scheme	31.10
5	Area under existing canal land (hisar minor)	10.00
6	Area under existing structure released	0.60
7	Area under released	4.17
8	Net Area planned	300.73
Details of planned area		
1	Area under residential plots	129.66
2	Area reserved for shopping centre	10.29
3	Area under banquet hall	4.24
4	Area reserved for police post	0.80
5	Area under 66 K.V. Electric Sub-Stn	1.50
6	Area under telephone exchange	0.80
7	Area under High School	5.00
8	Area under health centre	2.50
9	Area under Primary Nursery School/Creche	2.00
10	Area under Religious	0.25
11	Area under Nursing Home/Clinic	0.56
12	Area under reserved for College	12.40
13	Area under Taxistand	1.00
14	Area under Boosting Station	1.00
15	Area under Stray Cattle Pound	0.70
16	Area under Fire Station	0.70
17	Area under Roads, parks, Green, Open Spaces	127.33
Total		300.73

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	129.66		
2	Area reserved for shopping centre	10.29		
3	Area under banquet hall	4.24		
4	Area reserved for police post		0.80	
5	Area under 66 K.V. Electric Sub-Stn		1.50	
6	Area under telephone exchange		0.80	
7	Area under High School	2.50	2.50	
8	Area under health centre		2.50	
9	Area under Primary Nursery School/Creche	1.00	1.00	
10	Area under Religious		0.25	
11	Area under Nursing Home/Clinic	0.56		
12	Area under reserved for College	6.20	6.20	
13	Area under Taxi stand	1.00		
14	Area under Boosting Station		1.00	
15	Area under Stray Cattle Pound		0.70	
16	Area under Fire Station		0.70	
17	Area under Roads, parks, Green, Open Spaces		127.33	
	Total Area	155.45	145.28	

Total Area = 155.45+145.28=300.73 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)
3 and 5, Hisar	333.36	9 dt. 08.11.05	596125	51/06 dt. 09.08.10	3242800	5626/10 26.03.14	3507790	dt. 22.08.14	5032051
Enhancement amount fixed by ADJ, High Court and Supreme Court on which calculation is to be made (A)					2646675	-----	264990	-----	1524261

Table No.4							
Calculations of Total liabilities of 333.36 Acres on account of enhanced compensation ADJ Court order pertaining to Award No. 9 dated 08.11.2005							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	Amount of enhanced compensation as at (A)						26,46,675.00
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	7,94,003.00	
3	Add: 12% additional interest	13-11-02	08-11-05	1092	(Section 23 (IA) of LA Act, 1894)	9,50,193.00	
4					Total	43,90,871.00	
5	Add: 9% additional Interest (one year)	09-11-05	08-11-06	365	(Section 28 of LA Act, 1894)	3,95,178.00	
6	Add: 15% Interest	09-11-06	04-07-11	1699	(Section 28 of LA Act, 1894)	30,65,790.00	
7	Total liability per acre				Total	78,51,839.00	

Table No. 5					
Revised 1st Calculation of Additional Price (ADJ Court)					
1	Total liability per acre	78,51,839.00			
2	Total planned area	300.73	Acre		
3	Total Saleable area	155.45			
4	Liability of the sector-1, 4, 3part and 5, Hisar (300.73*7851839)	2,36,12,83,542.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	5,620.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	358.80	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(5620x 140.95x 4047)	3,20,57,86,533.00	
ii)	EWS Category	(Tentative Price x Area under Ashiana/E.W.S Housing Scheme) (B)	(358.80x 14.50x 4047)	2,10,54,922.00	
8		(C)	Total	3,22,68,41,455.00	
9	Amount for EC (General Category)	(A/Cx 2361283542)		2,34,58,76,327.00	
10	Amount for EC (EWS Category)	(B/Cx 2361283542)		1,54,07,215.00	
11	E.C. for General Category	(2345876327/ 140.95/4047)		4,113.00	Per Sq.Mtr.
12	E.C. for EWS Category	(15407215/ 14.50/ 4047)		263.00	Per Sq.Mtr.

Table No.6	
General category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for General Category	4113.00
Less: Already conveyed instalment 1st, EC for General Category vide letter dated 04.07.11 (Rs. 2484.80 per sq. yd)	2971.82
Less conveyed	1141.18

EWS category	
Particular	Amount in per Sq. Mtr.
Revised 1st EC for EWS Category	263.00
Less: Already conveyed instalment 1st, EC for EWS Category vide letter dated 04.07.11 (Rs. 158.64 per sq. yd.)	189.73
Less conveyed	73.27

Table No.7							
Calculations of Total liabilities of 333.36 Acres on account of enhanced compensation as per order of Hon'ble High Court pertaining to Award No. 9 dated 08.11.2005							
Sr. No.	Particulars	Period	Total Days			Amount in Rs. (Per Acre)	
1	Amount of enhanced compensation as at (A)					2,64,990.00	
2	Add: 30% Solatium				(Section 23(2) of LA Act, 1894)	79,497.00	
3	Add: 12% additional interest	13-11-02	08-11-05	1092	(Section 23 (IA) of LA Act, 1894)	95,135.00	
4					Total	4,39,622.00	
5	Add: 9% additional Interest (one year)	09-11-05	08-11-06	365	(Section 28 of LA Act, 1894)	39,566.00	
6	Add: 15% Interest	09-11-06	31-03-18	4161	(Section 28 of LA Act, 1894)	7,51,754.00	
7	Liability per acre					Total	12,30,942.00

Table No. 8					
Calculation of 2nd Additional Price (Hon'ble High Court)					
1	Total liability	12,30,942.00			
2	Total planned area	300.73	Acre		
3	Total Saleable area	155.45			
4	Liability of the sector-1, 4, 3part and 5, Hisar (300.73*1230942)	37,01,81,188.00			
5	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	5,620.00	Per Sq.mtr.		
6	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	358.80	Per Sq.mtr.		
7	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(5620x 140.95x 4047)	3,20,57,86,533.00	
ii)	EWS Category	(Tentative Price x Area EWS) (B)	(358.80x 14.50x 4047)	2,10,54,922.00	
8		(C)	Total	3,22,68,41,455.00	
9	Amount for EC (General Category)	(A/Cx370181188)		36,77,65,781.00	
10	Amount for EC (EWS Category)	(B/Cx370181188)		24,15,407.00	
11	E.C. for General Category	(367765781/ 140.95/4047)		645.00	Per Sq.Mtr.
12	E.C. for EWS Category	(2415407/ 14.50/ 4047)		41.00	Per Sq.Mtr.

Table No. 9	
General category	
Particular	Amount in per Sq. Mtr.
2nd EC for General Category	645.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 04.07.2011 to 31.03.2018 on Rs.1141.18 (2463 days)	2296.27
2nd EC for General Category	2941.27

EWS category	
Particular	Amount in per Sq. Mtr.
2nd EC for EWS Category	41.00
Add : Previous Less conveyed upto 1st EC (with 15% interest w.e.f 04.07.2011 to 31.03.2018 on Rs.73.27) (2463 days)	147.43
2nd EC for EWS Category	188.43

Table No. 10							
Calculations of Total liabilities of 250.00 Acres on account of enhanced compensation as per order of Hon'ble Supreme Court pertaining to Award No. 9 dated 08.11.2005							
Sr. No.		Particulars	Period		Total Days	Amount in Rs. (Per Acre)	
1		Amount of enhanced compensation as at (A)				15,24,261.00	
2	Add:	30% Solatium				(Section 23(2) of LA Act, 1894) 4,57,278.30	
3	Add:	12% additional interest	13-11-02	08-11-05	1092	(Section 23 (IA) of LA Act, 1894) 5,47,231.00	
4						Total 25,28,770.30	
5	Add:	9% additional Interest (one year)	09-11-05	08-11-06	365	(Section 28 of LA Act, 1894) 2,27,589.00	
6	Add:	15% Interest	09-11-06	31-03-18	4161	(Section 28 of LA Act, 1894) 43,24,197.00	
7		Liability per acre				Total	70,80,556.30

Table No. 11					
Calculation of 2nd Additional Price (Hon'ble Supreme Court)					
1	Total liability	70,80,556.00			
2	Total land approved by Hon'ble Supreme Court	250.00	Acre		
3	Total planned area	300.73	Acre		
4	Total Saleable area	155.45	Acre		
5	Liability of the sector-1, 4, 3part and 5, Hisar (250*7080556)	1,77,01,39,000.00			
6	Tentative price of General Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	5,620.00	Per Sq.mtr.		
7	Tentative price of EWS Category at time of allotment U/s-4 of the Haryana Urban Development (Disposal of land & Building) Regulation 1978	358.80	Per Sq.mtr.		
8	Proportionate Ratio				
i)	General Category	(Tentative Price x Saleable Area other than EWS) (A)	(5620x 140.95x 4047)	3,20,57,86,533.00	
ii)	EWS Category	(Tentative Price x Area EWS) (B)	(358.80x 14.50x 4047)	2,10,54,922.00	
9		(C)	Total	3,22,68,41,455.00	
10	Amount for EC (General Category)	(A/Cx1770139000)		1,75,85,88,963.00	
11	Amount for EC (EWS Category)	(B/Cx1770139000)		1,15,50,037.00	
12	E.C. for General Category	(1758588963/ 140.95/4047)		3,083.00	Per Sq.Mtr.
13	E.C. for EWS Category	(11550037/ 14.50/ 4047)		197.00	Per Sq.Mtr.

Table No. 12	
General category	
Particular	Amount in per Sq. Mtr.
2nd EC for General Category	3083.00
Add : Less conveyed	2941.27
Total 2nd EC for General Category	6024.27

EWS category	
Particular	Amount in per Sq. Mtr.
2nd EC for EWS Category	197.00
Add : Less conveyed	188.43
Total 2nd EC for EWS Category	385.43