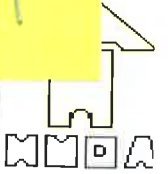


Haryana Urban Development Authority

C-3, Sector 6, Panchkula



NO.HUDA-CCF-ACCTT-II-2017/ 41756

Dated: 7/3/17

To

The Estate officer,
HUDA, Rohtak.

Subject: Recovery of Additional Price (1st EC) pertaining to the acquired land for the development of Sector-3, Rohtak.

1. Kindly 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 5.11.2009 in RFA No. 3497 of 1993 pertaining to the acquired land for the development of Sector-3, Rohtak, the recovery rate of additional price (**1st EC**) has been worked out @ **₹ 317.38/- per sq. meter 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-3, Rohtak. 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-3, Rohtak** 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

2 For
Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

NO.HUDA-CCF-ACCTT-II-2017/ 41757-58

Dated: 7/3/17

Copy forwarded to the following information and further necessary action:-

1. Administrator, HUDA, Rohtak alongwith calculation sheet for information and necessary action please.
2. GM (IT) alongwith calculation sheet for uploading on website of HUDA.

DA/As above.

for

2
Chief Accounts Officer,
Chief Administrator,
HUDA, Panchkula.

ANNEXURE "A"

Calculation of additional price of Sector-3, Rohtak under Regulation 2(b) of The Haryana Urban Development (Disposal of land & Building) Regulation 1978.

1. Additional price of land of Sector-3, Rohtak has been fixed by Hon'ble High Court vide order dated 05.11.2009 in RFA N. 3497 & 1993, vide which land cost of Sector-3, Rohtak is enhanced and accessed @ ₹ 2,90,400.00 Per. Acre for 56.37 acres, ₹ 2,17,800/- for 104.93 acres and ₹ 1,45,200/- for 70.77 acres.
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."

3. 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-3, Rohtak.
4. In view of above, calculations of enhancement are now to be made on the basis of land area of Sector-3, Rohtak 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-3, Rohtak has been prepared as under :-

Area of Sector-3, Rohtak as per approved layout plan by DTP, Rohtak vide DTP (R) 1461/2001, dated 4.10.2001 and as amended from time to time.

Particulars	(Area in Acre)
Total acquired land including half of sector dividing road	219.94
Area under half of sector dividing road	13.65
Released Area	3.30
Net Area Planned	202.99
Area under Plots	29.61
Area under houding Borad Haryana	20.37
Area under Institutional Building	4.12
Area under Telecom Deptt.	4.10+2=6.10
Area under HIPA Building site	1.05
Area under Gramin Bank Site	0.9
Area under Institute of Chartered Accountant building site	0.74
Area under Govt. Staff Quarter site	5.91
Area under Police station site	2.32
Area under 132 K V E.S.S Site	5.98
Area under Excise & Taxation Deptt. site	0.94
Area under HUDA Office Complex site	2.5
Area under EPF Office	0.68
Area under Senior Citizen Club	0.56
Area under Resource Centre Office	0.16
Area under FCI Office	0.23
Area under Viklang Punarwas Kentre site	0.12
Area under Shopping Centre	5.69+.61+3.25=9.55
Area under Club/Community Centre	1.83

Area under Primary School site	.85+1.24+.76=2.85
Area under Nursery School site (6 Nos.)	1.696
Area under High School	6.71
Area under Electric Sustation	1.16
Area under Boosting Station	0.76
Area under Poly Clinic (2 Nos.)	1.54
Area under Clinic (6 Nos.)	0.35
Area under Nursing Home (5 Nos.)	0.534
Area under Dignostic Lab	0.1
Area under High Tension Line, Open Space, Green Belt & Roads	93.62

Note: It is intimated by the DTP, Rohtak that the land acquisition of Sector-3, Rohtak is partly acquired with Sector 1,2 & 4 in different time. The layout plan of Sector-3, Rohtak is not approved in one go because the layout plan of Sector2, 3 (part), land between Housing Board and circular road and 2,3,4 (part) has been approved in different time. So, the figures given in the table are based on tentative basis.




Area of Sector-3, Rohtak as per approved layout plan by DTP, Rohtak vide DTP (R) 1461/2001, dated 4.10.2001 and as amended from time to time.

SNO	Particular	Total Saleable	Proportionate Area of Saleable / Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5	6	7
1	Area under Plots	29.61	36.62	66.23		
2	Area under housing Board Haryana	20.37	25.19	45.45		
3	Area under Institutional Build.	4.12	5.09	9.21		
4	Area under Telecom Deptt.	6.10	7.54	13.64		
5	Area under HIPA Building site	1.05	1.30	2.35		
6	Area under Gramin Bank Site	0.90	1.11	2.01		
7	Area under Institute of C.A, Building site	0.74	0.92	1.66		
8	Area under Govt. Staff Quarter site	5.91	7.31	13.22		
9	Area under Police station site				2.32	
10	Area under 132 K V E.S.S Site				5.98	
11	Area under Excise & Taxation Deptt. site	0.94	1.16	2.10		
12	Area under HUDA Office Complex site	2.50	3.09	5.59		
13	Area under EPF Office	0.68	0.84	1.52		
14	Area under Senior Citizen Club				0.56	
15	Area under Resource Centre Office				0.16	
16	Area under FCI Office	0.23	0.28	0.51		
17	Area under Viklang Punarwas Centre si				0.12	
18	Area under Shopping Centre	9.55	11.81	21.36		
19	Area of club & Community Centre				1.83	
20	Area under Primary School site	1.42	1.76	3.18	1.43	
21	Area under Nursery School site(6 Nos.)	0.85	1.05	1.90	0.84	
22	Area under High School	3.36	4.16	7.52	3.35	
23	Area under Electric Sustation				1.16	



24	Area under Boosting Station				0.76	
25	Area under Poly Clinic (2 Nos.)	1.54	1.90	3.44		
26	Area under Clinic (6 Nos.)	0.35	0.43	0.78		
27	Area under Nursing Home (5 Nos.)	0.534	0.66	1.19		
28	Area under Dignostic Lab		0.00	0.00	0.1	
29	Area under High Tension Line, Open Space, Green Belt & Roads				93.62	
		90.75	112.23	202.98	112.23	

Sector-3, Rohtak - (A)- 56.37 ACRES

		Days				
		From	To	Total Days		
	Rate Awarded by Hon'ble High Court @ Rs.60/- per sq yard vide order dated 05.11.2009 in RFA N. 3497 & 1993 @ 290400 PER ACRE					2,90,400.00
Less	Rate of Award @ Rs. 242000/-per Acre					2,42,000.00
	ADDITIONAL PRICE OF LAND					48,400.00
Add	30% Solatium				(Section 23(2) of LA Act, 1894)	14,520.00
Add	12% additional interset	26-12-88	29-03-90	458	(Section 23 (IA) of LA Act, 1894)	7,288.00
					Total	70,208.00
Add	9% additional interset (one year)	30-03-90	30-03-91	365	(Section 28 of LA Act, 1894)	6,319.00
Add	15% Interset	30-03-91	31-03-17	9498	(Section 28 of LA Act, 1894)	2,74,042.00
					Grand Total	3,50,569.00
Less						-
					Net Enhanceme nt Per Acre	3,50,569.00
	Total Liability 56.37x350569				TOTAL (A)	1,97,61,575.00



Sector-3, Rohtak - (B)- 104.93 ACRES

		Days				
		From	To	Total Days		
	Rate Awarded by Hon'ble High Court @ Rs.45/- per sq yard vide order dated 05.11.2009 in RFA N. 3497 & 1993 @ 217800/ PER ACRE					2,17,800.00
Less	Rate of Award @ Rs. 145200/- per Acre					1,45,200.00
	ADDITIONAL PRICE OF LAND					72,600.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	21,780.00
Add:	12% additional interest	26-12-88	29-03-90	458	(Section 23 (IA) of LA Act, 1894)	10,932.00
						Total
						1,05,312.00
					Balance	1,05,312.00
Add:	9% additional interest (one year)	30-03-90	30-03-91	365	(Section 28 of LA Act, 1894)	9,478.00
Add:	15% Interest	30-03-91	31-03-17	9498	(Section 28 of LA Act, 1894)	4,11,063.00
					Grand Total	5,25,853.00
Less:						-
					Net Enhancement Per Acre	5,25,853.00
	Total Liability 104.93x525853				TOTAL (B)	5,51,77,755.00



Sector-3, Rohtak - (C)- 70.77ACRES

		Days				
		From	To	Total Days		
	Rate Awarded by Hon'ble High Court @ Rs.30/- per sq yard vide order dated 05.11.2009 in RFA N. 3497 & 1993 @ 145200/ PER ACRE					1,45,200.00
Less	Rate of Award @ Rs. 64000/-per Acre					64,000.00
	ADDITIONAL PRICE OF LAND					81,200.00
Add:	30% Solatium				(Section 23(2) of LA Act, 1894)	24,360.00
Add:	12% additional interset	26-12-88	29-03-90	458	(Section 23 (IA) of LA Act, 1894)	
						12,227.00
					Total	1,17,787.00
					Balance	1,17,787.00
Add:	9% additional interset (one year)	30-03-90	30-03-91	365	(Section 28 of LA Act, 1894)	10,601.00
Add:	15% Interset	30-03-91	31-03-17	9498	(Section 28 of LA Act, 1894)	4,59,757.00
					Grand Total	5,88,145.00
					Net Enhancement Per Acre	5,88,145.00
	Total Liability 70.77x588145				TOTAL (C)	4,16,23,022.00
				Add	A	1,97,61,575.00
				Add	B	5,51,77,755.00
					Total Liability (A)	11,65,62,352.00

Sector-3, Rohtak					
1	Total liability	11,65,62,352.00			
2	E.C. for General Category	(116562352/90.75/4047)		317.38	Per Sq.Mtr.

