

Award under section 11 of the Land Acquisition Act, 1984 made by Shri B.G. Jadhav, Special Land Acquisition Officer, No. 4 Sangli in respect of land acquired for Library & Club House village Urun, Tahsil Walwa, Dist. Sangli.

No. SPL/LAQ/SR-269
Dated :- 12/7/1984.

A W A R D

LAND

(A) TITLE AND PARTICULARS OF THE NOTIFICATION AND DETAILS OF LAND

Acquisition of lands for Library & Club House village Urun, Tahsil Walwa, Dist. Sangli.

NOTIFICATION UNDER SECTION 126(4) OF THE M.R. & T.P. ACT, 1966.

1. No & date. :- Collector Sangli's No. SPL/LAQ/SR-269 dated 13/12/1983.
2. Date and page of Gazette in which notification was published. :- Maharashtra Govt. Extraordinary Gazette dated 13/1/1984 at page No. 2 & 3.

LANDS NOTIFIED FOR ACQUISITION :-

The below mentioned land from village Islampur Tahsil Walwa Dist. Sangli is notified under section 126(4) of the Maharashtra Regional & Town Planning Act, 1966.

S.No.	Area.
	H.A.
2/4 Part	0-26

REASONS FOR AWARD :-

The Administrator, Islampur Municipal Council, Islampur under his letter No. IUDP/1625/1982 dated 20/10/1982 has initiated proposal for acquisition of land for Library & Club House. The Collector Sangli vide his endt. No. GB/LAQ/SR-1587/82 dated 6/12/1982 has directed the Special Land Acquisition Officer, No. 4 Sangli to start the land acquisition proceedings. The purpose of acquisition is in the interest of the public in as much as it is included in the Development Plan in general and hence it is a public purpose within the meaning of para 31 of the Land Acquisition Act, 1984. Period of three years is over since the publication of Development Plan and as much material date in this case is 13/1/1984 when notification under section 126(4) of the Maharashtra Regional & Town Planning Act, 1966 has been

published in the Maharashtra Govt. Extraordinary Gazette. The land was accordingly notified under section 126(4) of the M.R. & T.P. Act, 1966 under ordinary clause and the Collector has appointed Land Acquisition Officer, No. 4 Sangli under clause (c) of the section 3 of the Act to perform the functions of the Collector for the all proceedings hereinafter to be taken in respect of the land.

AREA :-

The land under acquisition was jointly measured by the representative of the Acquiring Body and the Survey Department. The result of the measurement work has been mentioned in the Joint Measurement Certificate and Plan. The interested persons did not raise any objections to the measurement work carried out and hence the area shown in the Joint Measurement Certificate is taken as true and final for awarding compensation for the land .

NOTICES AND OWNERSHIP :-

Public notices under section 9(1) ⁽²⁾ of the Land Acquisition Act, 1984 was published in the Tahsil Office and village Chavadi and on the land under acquisition. Similarly notices under section 9(3)(4) were also served on the interested persons calling upon them to give their say about the price of the lands involved to the proposed acquisition.

OWNERSHIP :-

The entries in the Record of Rights under acquisition are taken as basis for deciding the ownership and for awarding compensation to the interested persons.

SITUATION AND DESCRIPTION :-

The land under acquisition is situated adjacent to village Islampur. The land is very important for construction of house building. So also this area has got importance in development activities.

CLAIMS :-

At the time of enquiry under section 9(3)(4) Shri M.V. Kulkarni has demanded Rs. 9000/- to 10,000/- per guntha as compensation but he has not produced any documentary evidence in support of his claim and therefore claim in question is rejected.

EVIDENCE BY THE ACQUIRING BODY.

The Acquiring Body i.e Administrator, Islampur Municipal Council, Islampur has not produced any documentary evidence regarding valuation of lands under acquisition.

PANCHANAMA.

The Circle Inspector of this office has made pancha-nama on 26/9/1983. The panchas made valuation Rs. 52,000/- per acre. The panchas have not produced any oral or documentary evidence in support of valuation.

VALUATION :-

The lands under acquisition are situated adjacent to Islampur City. The land is very ~~is~~ ~~is~~ important for construction of house buildings. So also this area has got importance in Development activities. In this case notification under section 126(4) of the M.R. & T.P. Act, 1966 has been published in Maharashtra Govt. Extraordinary Gasette Pune Division on 13/1/1984 and as such the material date for fixing valuation has been taken as 13/1/1984.

There are no sale transaction in R.S. No. 2 and hence the sales from adjoining R.S. Nos have been taken for consideration. They are shown in statement 'A'.

The average assessment of R.S. No. 2 per hectre is Rs. 9-09 Ps and therefore the sales of adjoining lands and whose average assessment rate per hectre from Rs. 9 to Rs. 12/ have been taken for consideration for fixing the valuation of lands.

The total amount of sales comes to Rs. 5,12,500/-

and therefore average value of sale statistics works out to Rs. 56,944/- by rounding I award compensation of Rs. 55,000/- per hectre.

TREES :-

There are no trees coming under acquisition hence question of valuation of trees does not arise.

STRUCTURES :-

There are no structures in the land under acquisition.

POT KHARAB LANDS :-

From perusal of the Joint Measurement Certificate & Plan it is seen that no pot kharab lands are under acquisition. Hence question of awarding valuation of pot kharab lands does not arise.

TALS AND WELLS :-

There are no tals in the lands under acquisition.

INAM LANDS :-

All the lands are Khalasa.

MEASUREMENT & PERCANTAGE CHARGES :-

This is not Govt. Project hence measurement and percantage charges are leviable and should recovered from the Acquiring Body i.e Administrator, Islampur Municipal Council, Islampur as whown below.

1. Measurement charges.	:-	Rs. 100-00
2. Percantage charges.	:-	Rs. 493-00

Total	:-	Rs. 593-00

SOLATIUM :-

The statutory solatium of 15% should be paid to the interested persons for compulsory nature of acquisition as per section 23(2) of the Land Acquisition Act, 1984.

POSSESSION :-

The Acquiring Body has not taken possession same should be given after the notices of payment under section 12(2)

of the Land Acquisition Act, 1984.

PAYMENT OF ADVANCE COMPENSATION :-

No. payment towards advance compensation has been made to the interested persons in this case.

DETAILS OF VALUATION :-

The details of valuation is given as under.

1. Land value.	:- Rs. 14,300-00
2. 15% Solatium.	:- Rs. 2,145-00
Total :-	Rs. 16,445-00

AWARD :-

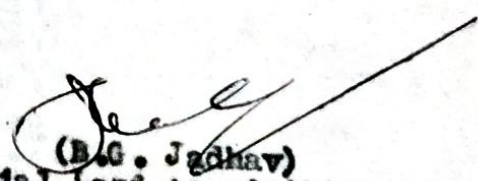
I hereby declare that :-

- (a) Total area acquired is ^{H.A.} 0-26 .
- (b) Total amount of compensation payable to the interested persons is Rs. (16,445-00) sixteen thousand four hundred forty five only.

The Administrator, Islampur Municipal Council, Islampur has made provision for the funds.

The lands having been finally acquired shall vest in Govt. free from all encumbrances eq ities and tenure lawfully subsisting in favour of any persons other than Govt.

Sangli.
Dated :- 12/7/1984.


(B.G. Jadhav)
Special Land Acquisition Officer
No. 4 Sangli.

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No. SPL/LAO/SR-269

Date of award :- 12/7/1984

S T A T E M E N T 'C'

Statement showing compensation awarded by Shri B.G. Jadhav, Special Land Acquisition Officer, No. 4 Sangli under section 11 of the Land Acquisition Act, 1894 to all the interested persons from village Urun.

Name of work :- Land Acquisition for Liabrary & Club House village Urun,
Tahsil Walwa, Dist. Sangli.

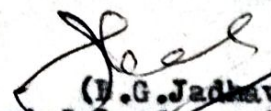
Rate awarded per hectre is Rs. 55,000/-

Sr. No.	Name of the interested persons.	Hissa.	S.No.	Area.	Land value.	Structure.	Tal.	Solation	Total	Remarks.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
1.	Shri Madhukar Yashwant Kulkarni.	0-2-8	2/4 Part	0-26	2383-35	-	-	357-50	2740-85	-
2.	" Sharad Yashwant Kulkarni.	0-2-8	"	"	2383-35	-	-	357-50	2740-85	-
3.	" Arivand Yashwant Kulkarni.	0-2-8	"	"	2383-35	-	-	357-50	2740-80	-
4.	" Ramchandra Vinayak Kulkarni.	0-8-0	"	"	7150-00	-	-	1072-50	8222-50	-
Total :-					14,300-00	-	-	2145-00	16,445-00	

Total Rs. (16,445-00) Sixteen thousand four hundred fourty five only.

Sangli.

Dated :- 12/7/1984.


(B.G. Jadhav)
Special Land Acquisition Officer,
No. 4 Sangli.

STATEMENT NO. II

Statement showing sales statistics effected in the village Islampur during last 4 to 5 years.

Sr. No.	Regis-ter No.	S.No.	Area.	Asstt.	Missa	Amount of sale.	Name of vender.	Name of purchaser.	Date of transaction.	Average hectre asstt.	Price per hectre.
1.	246	43/4 C	0-46	5-19	0-2-0	SRF1 1000/-	Shri Laxman Bhairu Uthavale	Shri Baban R. Bhugade	8/2/1980	11-28	4347/-
2.	247	50	2-03	19-50	0-2-8	2000/-	" Baban R. Bhugade	Smt. Sonatai T. Bhugade	8/2/1980	9-60	5822/-
3.	390	22/1	0-90	8-90	Full	10,000/-	" Govind R. Kulkarni.	Shri Shivaji S. Mali.	27/2/1980	9-88	11,111/-
4.	678	81/2	0-67	6-52	"	10,000/-	" Hasham S. Ganikani.	" Rajaram Bapu Patil.	28/3/1980	9-73	14,925/-
5.	1036	6/1	0-28	2-25	0-0-8	13,200/-	" Digambar G. Vidya.	" Abdul Imran Pathan etc. 2	28/4/1980	8-03	13,200/-
6.	1038	6/1	0-28	2-25	0-0-8	11,250/-	" -do-	" Bolekhan Mehabub Pathan.	28/4/1980	8-03	11,250/-
7.	2198	160/2	0-05	0-44	Full	12,000/-	" Pandit B. Malvade.	" Mukund Narayan Walvavekar.	12/12/1980	8-80	24,000/-
8.	100	16/3A/2	0-41	4-19	0-1-0	5,000/-	" Mahadeo B. Mali.	" Tulshidas V. Kurlapkar.	13/1/1981	10-21	25,000/-
9.	476	22/4	0-91	0-90	Full	15,000/-	Smt. Vijaya Anant Kulkarni.	" Ganu Dhondi Bhosale etc. 3	7/3/1981	9-78	16,483/-
10.	2583	85	2-31	15-12	0-0-12	1500/-	Shri Yashwant A. Jadhav.	" Sarjerao R. Patil.	30/11/1981	6-54	50,000/-
11.	2659	4/1A	0-00.5	0-06	Full	5000/-	Shri Balwant G. Bhusavkar.	" Padip R. Kulkarni.	11/22/1981	12-00	1,00,000/-
12.	256	48/1	1-01	7-31	0-3-2	7000/-	" Ganpati B. Uthavale etc. 5	" Vilechand A. Puneekar.	6/2/1982	7-23	22 35,000/-
13.	335	10/1 A	0-63	8-12	0-1-9	10,000/-	" Bhimrao B. Hawaldar etc. 5	" Ishwarlal A. Ramani.	15/2/1982	12/88	1,42,857/-
14.	525	22/2	0-90	8-90	Full	25,000/-	Shri Prahalad L. Kulkarni etc. 7	" Vasant Nivaruti Dange etc. 3	12/3/1982	9-88	27,777/-
15.	601	10/1A	0-63	8-12	0-1-8	5,000/-	Shri Bhimrao B. Hawaldar etc. 5	Smt. Ashinabai B. Maner etc. 3	22/3/1982	12-88	72,428/-
16.	886	22/3	0-91	8-90	Full	40,000/-	Shri Balakrishana G. Kulkarni	Smt. Kamala S. Hawaldar.	16/4/1982	9-78	43,954/-

Special Land Acquisition Officer,
No. 4 Sangli.