

Award under section 11 of the Land Acquisition Act, 1894 made by Shri D.A. Mahajani, Special Land Acquisition Officer, No. 4 Sangli lands acquired in respect of Primary School at Islampur Dru Tahsil Walwa, Dist. Sangli.

No. SPL/LAQ/SR-268
Dated :- 17/12/1983.
15

A W A R D

(A) TITLE AND PARTICULARS OF NOTIFICATION AND DETAILS OF LANDS :-

Acquisition of lands for Primary School at Urun, Tahsil Walwa Dist. Sangli.

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

1. No. and date. :- Collector Sangli's No. GB/LAQ/SR-268 dated 26/4/1983 and 22/9/1983.
2. Date and page of Gazette in which notification was published. :- Maharashtra Govt. Gazette dated 26/4/1983 at page 1 as an extraordinary issue and at page 2726 in M.G. G. dated 20/10/1983.

LANDS NOTIFIED FOR ACQUISITION :-

The below mentioned lands of village Urun notified under section 126(4) of the M.R.T.P. Act, 1966.

S.No.	H.Aa
6/5	0-00.25
6/6	0-04
6/7	0-11
10	0-84
	0-99.25

REASONS FOR AWARD :-

The Administrator, Islampur Municipal Council, Islampur under his letter No. IUDP/1617 dated 28/10/1982 initiated a proposal for acquisition of lands for Primary School. The Collector Sangli vide his endorsement No. LAQ/RR-1599 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 general and hence it is public purpose within the meaning of para 31 of the Land Acquisition Manual. The lands was accordingly notified under section 126(4) of the Maharashtra Regional & Town Planning Act, 1966 under ordinary

clause and the Collector Sangli 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 all proceedings hereinafter to be taken in respect of the lands.

AREA :-
++++

The lands under acquisition were jointly measured by the representative of the acquiring body and Survey Department. The result of the measurement work has been mentioned in the Joint Measurement Certificate. The interested persons did not raise any objection to 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 lands.

NOTICES AND OWNERSHIP :-

Public notices under section 9(1) of the Land Acquisition Act, 1894 were published in Tahsil Office and village Chavadi and on the lands under acquisition. Similary section 9(3)(4) notices were also served on the interested persons calling upon them to give their objections if any to the proposed acquisition. No one out of the interested persons objected to the acquisition and hence the lands was notified under section 6 of the Land Acquisition Act, 1894. 126(4) M.R.T.P. ACT 1966

OWNERSHIP :-

The entries in the Record of Right ^{of lands} under acquisition are taken as basis for deciding the ownership and for awarding compensation amount to the interested persons.

SITUATION AND DESCRIPTION :-

The lands under acquisition are situated in the Urun Islampur Municipal Town the situation is thus. Western side of the Islampur Takari road. The Walwa Taluka Shetakeri Sakhar Sugar Factory is to the Northen side at about is one K.M.. The Municipal

Council has earmarked area for housing for dishoused persons to the Southern side of the proposed lands. The Vidya Mandir High School and Islampur High School Institution are quite nearer to this land. Similary land to the Eastern side has been proposed by the Council for Garden. There are more & more development to all sides of the land. There is M.D.R. road viz. Ialsampur Bahé Krishana Sugar Factory road to the Western side. In view of this the land under acquisition is situated at important place is as much as Police Line is at a distance of 200 Meters i.e a Forlong.

CLAIMS :-

Sarshri 1. Sadu Rama Kolekar 2. Santu Naru Kare 3. Bhagawan Krishana Kolekar 4. Jaju Krishana Kolekar 5. Shivaji Govind Kolekar 6. Babu Rama Kolekar 7. Maruti Naru Kare, have stated at the time of enquiry under section 9(3)(4) that they will communicate the amount of compensation required by them subsequently but they did not do so. The number of persons have mentioned that although they have been given notice, their area is not likely to be affected and as such they will not be entitled to get any compensation but if some slight area is affected they may be given compensation at the rate of Rs. 5000/- to Rs. 7000/- per guntha but they have not produced any evidance in support of their say. No body gave any evidance in support of their claims.

VALUATION :-

In view of the situation of the lands mentioned above and taking into consideration of repid development going on near about it would be proper to evalute the area will ~~not~~ not as Agriculturial land but as a N.A. lands. More and more constructions has been carried out during last 3 years and rate of Rs. 30/- to Rs. 40/- per Sq. Mtr is paid to the developed plots. Moreever undeveloped area ~~under acquisition~~ is purchased. The sale of the part of the very Survey Nos have been obtained and these are mentioned below. The material date in this case is 28/1/1980, as the development plan

7
has been sanctioned by Govt. on 28/1/1980 but the notification under section 126(4) of M.R.T.P. Act, 1966 has been published on 25/4/1983 and as such material date for considering the valuation is 26/4/1983. The sale statistics have been obtained for the last 4/5 years and there are shown below out of 35 sales mentioned therein 27 sales pertain to the lands in R.S.No 6 and 10. There are summarised as under.

There are in all ten sale of which two sale are below 50,000/- There sales, pertain to 1000 4 sales are from Rs. 1,50,000/- and remaining 4 are between 2,25,000/- to 3,00,000/- Taking all these sales in to consideration 4 It is felt proper to take the amount of Rs. 2,00,000/- per hector as base for arriving at the value of the developed plot. All the sales are of 2 to 3 guntas and that for housing purpose 1 In order award compensation cost of open space Development charges of roads, Engineering charges, Developers profit will have to be deducted. The approved rate is 1 into 4 and 2 such (2,00,000/- + 4) Rs. 8,00,000/- per hector will be reasonable compensation in this case and the ----- is awarded.			
S.No. 6.	S.No. 10.	Total.	
1. Below 50,000/- per hectre.	-	2	2
2. Between 50,001 to 1,00,000/-	2	2	4
3. 1,00,001 to 1,50,000/-	3	2	5
4. 1,50,001 to 2,00,000/-	2	-	2
5. 2,00,001 to 2,25,000/-	1	-	1
6. 2,25,001 to 2,50,000/-	4	2	6
7. 2,50,001 to 3,00,000/-	2	2	4
8. 3,00,001 to 3,50,000/-	2	-	2
9. Above 3,50,000/-	1	-	1
	17	10	27

S.No. 6 The panchanama made by Circle Inspector dated 22/4/83

2
in which there are 17 sales, 8 of them are less than 2,25,000/- and 9 are between 2,25,000 to 3,66,000/-. If minute observation is made, it will be seen that there are 4 sales of 2,50,000/- per hectore. The two sales during the year 1983 are of Rs. 3,00,000/- and 3,50,000/- and as such I take the media of them i.e 3,15,000/- per hector as base. If agricultural lands are developed in to plots and after keeping open space and roads are constructed therein. The developed plots are sold at 4 times the amount of undeveloped plots. Although the sales are of the undeveloped plots but no N. A. permission or permission from Mugaiap Authorities have been obtained. It hence question of payment on this account does not arise.

POT KHARAB LANDS :-

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

TALS AND WELLS :-

There are no tals and wells under acquisition.

INAM LANDS :-

No question arised since all the lands are khalasa.

TENANTS. :-

There is no tenant in any of the land as can be seen from the other Eight column of the V.F. VII-XII. However the name of "पिठ संरक्षक सोसायटी" ^{H.A.} ~~Urug~~, Islampur as shown in column Wahivat and as such, the relation between landlord and Society can't be determined in the absence of order of the ^{Comptant} ~~Content~~ Authority. The Society has not given any say in this connection. The parties should be paid compensation on production of order from the Competent Authority regarding their relation in the S.No. 10

SOLIATUM :-

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, 1894.

MEASUREMENT AND PERCANTAGE CHARGES :-

Dated :- 13/12/1983.

The Acquiring Body is not Govt. hence measurement and percentage charges are leviable and recovered from the Acquiring Body mentioned below.

1. Measurement charges :- Rs- 50-00

2. percentage charges. :- Rs.1856-75

Rs.1906-75

POSSESSION :-

The Acquiring Body has not taken advance possession. The same should be given after declaration of award and issue of notice of payment.

PAYMENT OF ADVANCE COMPENSATION :-

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

DETAILS OF VALUATION :- Dist. Sangli.

The details of valuation is given as under :-

1. Land value :- Rs. 53,819-00

2. Solatium. :- Rs. 8,072-85

Total :- Rs. 61,891-85

48,300-00

AWARD :-

I hereby declare that :-

(a) total area acquired is 0-99.25.

(b) total amount of compensation payable is Rs.(61,891-85)

Sixty one thousand eight hundred ninety one and paise eighty five only is payable to the interested persons.

The Administrator, Urun Islampur-Municipal Council,

Islamur has made provision for the funds.

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

Sangli.
Dated :- 15/12/1983.

(D.A.Mahajani)
Special Land Acquisition Officer,
No. 4 Sangli.

eighty five only.

RK

(D.A.Mahajani)
Special Land Acquisition Officer,
No. 4 Sangli.

LAO/SR-268
Award :- 17/12/1983.

STATEMENT

Statement showing compensation awarded under section 11 of the Land Acquisition Act, 1894 by Shri D.A. Mahajant, Special Land Acquisition Officer, No. 4 Sangli to all the interested persons in the land situated in the village Urun, Tahsil Walwa, Dist. Sangli.

Name of the work :- Land Acquisition for Primary School at Urun, Tahsil Walwa, Dist. Sangli.

Name of the interested persons.	Share.	S.No.	Area. H.A.	Rate awarded per hectore.	Land value.	15% colatum.	Total.	Remarks.
Shri Babu Rama Kolekar.								
Mahadu Rama Kolekar.								
Sadhu Rama Kolekar.								
Subroo Rama Kolekar.								
Jagu Krishana Kolekar.								
Bhagwan Krishana Kolekar.								
Maruti Naru Kare.								
Santu Naru Kare.								
Ananda Rajaram Kolekar.								
Tanu Mahadeo Kolekar.								
Shivaji Govind Kolekar.								
Chairman, Pk Surrakhshan Society, Talampur.								
Shri Dinkar Dhondi Patil.	Full	6/5	0-00.25	77,500/-	193-75	29-50	222-80	-
Maruti alias Baben Anant Patil.		6/6	0-04	"	3,100-00	465-00	3,565-00	-
Raghunath Ramchandra Mane								
Shankar Ramchandra Mane.								
Ilale Babalal Tamboli.								
Maruti alias Banan Anant Patil.	0-8-0	6/7	0-11	"	4,262-50	639-35	4,901-90	-
Dinkar Dhondi Patil.	0-8-0				4,262-50	639-35	4,901-85	-
Total :-					53,818-00	8072-85	61,891-85	-
Total Rs. (61,891-85)					53,818-00	8072-85	61,891-85	

Sixty one thousand eight hundred ninety one and paise eighty five only.

ngli :-
ted :- 15/12/1983.

(D.A. Mahajant)
Special Land Acquisition Officer,
No. 4 Sangli.