[illegible]

Land Acquisition for [illegible] and [illegible]

Village :- Urun

Tahsil : Walwa.

Dist. : Sangli.

संचिका क्रं : 1

(3)

Award under section 11 of the Land Acquisition Act,1894 made by Shri B.W.Landge, Special Land Acquisition Officer, No. 4 Sangli. in respect of land acquired for Liabrary and Gymnasium village Urun Tahsil Walwa, Dist. Sangli.

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No. SPL/LAQ/SR-271
Dated :- 31 /3 /1986.

AWARD

(A) TITLE AND PARTICULARS OF NOTIFICATION AND DETAILS OF LANDS.

Acquisition of lands for Liabrary and Gymnasium at 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-271 dated 28/6/1983.
2. Date and page of Gazette in which notification was published.	:-	Published in Maharashtra Govt. Gazette, Pune Division, Pune Suppliment Part I page 1677,1678 on 4/8/1983.

LANDS NOTIFIED FOR ACQUISITION.

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

S.No.	Area H.R.
6/8 Part	0-56

Out of above land an area of H.R- 0-42 has been withdraw by the Acquiring Body i.e Administrator, Islampur Muncipal Council, Islampur, the withdrawl proposal is being sent seperately.

REASONS FOR AWARD :-

The Administrator, Islampur Muncipal Council, Islampur under his letter No. IUDP.1626/1982 dated 28/10/1982 has initia-ted a proposal for acquisition of lands for Liabrary and Gymnasium. The Cällector Sangli vide his endt. No. GB/LAQ/RR-1596 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 as it is included in the Development Plan in general and hence it is a public purpose within the meaning para 31 of the Land Acquisi-tion Mannual. The land was accordingly notified under section 126(4) of the Maharashtra Regional & Town Planning Act,1966 under ordinary clause and the Collector has appointed the Land Acquisitoion Officer, No. 4 Sangli under clause (c) of the

section 8 of the Land Acquisition Act,1894 to perform the function
ns 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 ~~arise~~ raised any objection to the measurement work carried out and hence 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 was published in the Tahsil Office and village Chavadi and on the land under acquisition. Similarly individual notices under section 9(3)(4) of the Land Acquisition Act,1894 were also served on the interested persons calling upon them to give their say about price of the land involved in the proposed acquisi-
-tion.

OWNERSHIP :-

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

SITUATION AND DESCRIPTION :-

The land under acquisition is situated in the village Urun-Islampur in the adjacent part of the town, ~~as as says~~ it is also nearest the K.B.P. College and Vidya Mandir High School and also to Maharashtra Electricity Board complex vast development are going on this side. The work of residential houses and small industrial units are also rapidly coming up on the part and as such the valuation of this land as agricultural use will not be proper. The sale statistics effected during last 3/4 years in respect of area of their very same are obtained.

CLAIMS :-

At the time of enquiry under section 9(3)(4) of the Land Acquisition Act,1894 interested persons has not claim regarding compensation

of the land under acquisition.

EVIDANCE BY THE ACQUIRING :-

The Acquiring Body i.e Adminstrator Islampur Muncipal Council Islampur has not produced any documentary or oral evidance for valuation of land under acquisition.

PANCHANAMA :-

The Circle Inspector of this office has made panchanama dated 27/4/1983. The panchas made valuation of Rs. 45,000/- /er acre. The panchas have not produced ~~pdocuced~~ any oral or documontary evidance in support of valuation hence panchanama is discarded.

VALUATION :-

The land under acquisition is notified under section 126(4) of the Maharashtra Regional & Town Planning Act,1966 under Collector Sangli's notification No. GB/LAQ/SR-271 dated 28/6/1983 on 4/8/1983 and hence material date for fixation of valuation is on 4/8/1983. Sale statistics in respect of lands sold out of R.S. No. 6 have been collected and those are mentioned in Statement No. I enclosed to this award, and they are discussed and summerised below.

In all 17 sales have been effected in R.S. No. 6 out of which 8 sales are less than 2,50,000/- and 9 sales are between Rs. 2,50,000/- to 3,66,000/-. If minutely observed it will be seen that 4 sales are of Rs. 2,50,000/- Per hectare 2 sales are during the year in 1983 of Rs. 3,00,000/- and 3,50,000/- and as such I took medium of the 2 i.e Rs. 3,15,000/- as a base. If the agricultural land is developed and lying out plots thereof and sold after keeping open space ~~xxxxxx xxx~~ road etc. The developed plots is sold 4 times undeveloped plots considering this aspects. It found proper to award (3,15,000/- ÷ 4 =78,750/- by rounding 77,500/-) I therefore fix up the valuation of Rs. 77,500/- per hectare of R.S. No. 6/8.

TREES :-

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

of the land under acquisition.

EVIDANCE BY THE ACQUIRING :-

The Acquiring Body i.e Adminstrator Islampur Muncipal Council Islampur has not produced any documentary or oral evidance for valuation of land under acquisition.

PANCHANAMA :-

The Circle Inspector of this office has made panchanama dated 27/4/1983. The panchas made valuation of Rs. 45,000/- /er acre. The panchas have not ~~pdocuced~~ produced any oral or documentary evidance in support of valuation hence panchanama is discarded.

VALUATION :-

The land under acquisition is notified under section 126(4) of the Maharashtra Regional & Town Planning Act,1966 under Collector Sangli's notification No. GB/LAQ/SR-271 dated 28/6/1983 on 4/8/1983 and hence material date for fixation of valuation is on 4/8/1983. Sale statistics in respect of lands sold out of R.S. No. 6 have been collected and those are mentioned in Statement No. I enclosed to this award, and they are discussed and summerised below.

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TREES :-

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

STRUCTURES :-

There are no structures coming under acquisition. Hence question of valuation of structures are not arise.

POT KHARAB LAND:-

On perusal of the Joint Measurement Certificate & Plan it is seen that no pot khrab land are coming under acquisition. Hence question of awarding valuation of Pot Kharab lands does not arise.

TALS AND WELLS :-

There are no tal or well coming under acquisition.

INAM LAND :-

The land under acquisition is not Inam Category.

MEASUREMENT AND 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 Muncipal Council, Islampur as shown below :-

1. Measurement charges :- Rs. 200-00

2. Percantage charges. :- Rs. 527-00

Total :- Rs. 727-00

SOLATIUM :-

The statutory solatium at 30% should be paid to the interested persons for compulsory nature of acquisition as per section 23(2) of the Land Acquisition Act,1894 and Land Acquisition Amended Act,1984.

NEW COMPOUNT.

New ~~compount~~ component @ 12% paid to interested persons as per Land Acquisition Amended Act,1984.

POSSESSION :-

The Acquiring Body has not taken possession of the acquired land and the same should be given after payment of compensation under acquisition Act,1894.

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 are as under.

1. Land value.	:-	Rs. 10,850-00
2. 30% Solatium.	:-	Rs. 3,255-00
3. 12% interest.	:-	Rs. 3,472-00
Total :-		Rs. 17,577-00

AWARD :-

(a) I hereby declare that :-H.R.
Total area acquired is 0-14

(b) Total amount of compensation payable to the interested persons is Rs. (17,577-00) Seventeen thousand five hundred seventy seven only.

The President, Islampur Muncipal Council, Islampur has made provision for the funds.

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

Sangli.
Dated :- 31/3/1986

(B.W.LANDGE)
Special Land Acquisition Office:
No. 4 Sangli.

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No. SPL/LAQ/SR-271
Dated :-

Statement showing ... by Shri B.N.Landge, Special Land Acquisition Officer, No. ...
Name of the work :- Land Acquisition for Liabrary and Gymnasium Village Uran, Tahsil ...

Sr. No.	Name of the interested person.	Hissa	S.No.	Area. H.A.	Rate awarded per hectare.	Land value.	30% solatium.	12% interest.	Total.
1.	2.	3.	4.	5.	6.	7.	8.	8.	10.
1.	Shri Babaso Bala Phadtare.	-	6/8 Part	0-14	77,500/-	10,850/-	3,255-00	3,472-00	17,577-00
					Total :-	10,850/-	3,255-00	3,472-00	17,577-00

(B.N.Landge)
Special Land Acquisition Officer,
No. 4 SANGLI.

STATEMENT NO. II

Statement showing sales stastices in village Urun, Tahsil Walwa, Dist. Sangli.

egis- ter No.	Survey No.	P.H. No.	Area H.A.	Asstt.	Share.	Net area sold.	Name of vendor.	Name of purchaser.	Date of transaction.	Amount.	Average Asstt. per hectare.	Value per hectare.
2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
186	5	5	1-25	4-31	0-0-5	0-03	Shri Dinkar Dhondi Patil.	Shri Shankar Krishanaji Yadhav.	2/2/1979	3,000/-	-	1,00,000/-
655	6	5	1-25	4-05	0-0-5	0-03	-"-	Shri Ganpati Rajaram Atudage.	9/4/1979	3,000/-	-	1,00,000/-
1220	6	6	1-40	4-75	0-0-37 3	0-02½	Shri Maruti Anant Patil.	Shri Ilai Babulal Tamboli.	6/6/1979	4,000/-	-	1,60,000/-
1492	6	4	0-77	2-56	0-1-6	0-07	Shri Dadu Akaram Patil.	Shri Ashok Ramrao Patil.	7/7/1979	10,000/-	-	860 1,42,000/-
	6	4	-	-	-	0-02	Shri Vithal K. Mandale.	Shri Sitaram Sadashiv ~~Xxxxxx~~, Ponkshe.	28/7/1980	4,500/-	-	2,25,000/-
2200	6	2K/1A 1K	0-15	0-20	0-2-1	0-02	Shri Ramchandra T.Patil.	Shri Balkrishana Bapu Patil.	12/12/1980	5,000/-	-	2,50,000/-
639	6	6	1-40	4-76	0-05	0-03½	Baban Anant Patil Shri ~~Xxxxxx Xxxxxxx xxx~~.	Subhash Anand Patil. Shri ~~XXXXXXX X.XXXXX~~.	28/3/1981	4,000/-	-	330 1,33,000/-
1719	6		1-40	4-75	0-0-3	0-02	Shri Maruti Anant Patil.	Shri Subhash Shivram Pethkar.	24/6/1981	5,000/-	-	2,50,000/-
1720	6	6	1-40	4-76	0-0-3	0-02	Shri Maruti Anant Patil.	Shri Dattatraya Krishana Pethkar.	24/5/1981	5,000/-	-	2,50,000/-
2534	6	8	1-08	3-75	0-0-2	0-01½	Shri Chandrakant B.Walkar.	Shri Bhimrao P.Misal.	24/8/1981	4,000/-	-	2,66,666/-
2339	6	4	0-75	2-56	0-0-3½	0-01½	Shri Sarjerao Dada Patil.	Shri Baburao S. Karade.	7/1/1981	5,000/-	-	3,66,666/-
2171	6	4A	0-75	2-51	0-0-5	0-02	-do-	Smt. Sulbha Sudhakar Vibhute.	3/9/1983	6,000/-	-	3,00,000/-
2425	6	8	0-08	3-75	0-0-4	0-02½	Shri Babasaheb Bala Phadtare.	Smt. Sushila Balwant Patil.	8/1/1982	3,000/-	-	300 1,33,000/-
169	6	5	1-24	3-00	0-0-3	0-03	Shri Dinkar Dhondi Patil.	Shri Mahipati Ravaji Patil.	24/1/1983	6,000/-	-	2,00,000/-
333	6	4A	0-75	2-51	0-0-5	0-02	Shri Bhimaji Rathod.	Smt. Sulochana S. Rasal.	14/2/1983	5,000/-	-	2,50,000/-
173	6	5	1-26	3-00	0-0-9½	0-01	Shri Dinkar B.Patil.	Smt. Indubai B.Patil.	24/1/1983	3,500/-	-	3,50,000/-
174	6	5	1-26	3-00	0-0-½	0-04½	-"-	Smt. Laxmibai D.Magarobe.	24/1/1983	15,000/-	-	3,50,000/-

Special Land Acquisition Officer,
No. 4 Sangli.

section 3 of the Land Acquisition Act,1894 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 ~~arise~~ raise any objection to the measurement work carried out and hence 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 was published in the Tahsil Office and village Chavadi and on the land under acquisition. Similarly individual notices under section 9(3)(4) of the Land Acquisition Act,1894 were also served on the interested pers ns calling upon them to give their say about price of the land invalved in the proposed acquisi-tion.

OWNERSHIP :-

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

SITUATION AND DESCRIPTION :-

The land under acquisition is situated in the villa Urun-Islampur in the adjucent Part of the town. ~~xx xx xxxx~~ It is a nearest the K.B.P. Collage and Vidya Mandir High School and also t Maharashtra Electriccity Board complex vast development are going on this side. The work of residential houses and small industrial units are also rapadily going on the part and as such the valuation of t land as agricultural use will not be proper. The sale statistics effected during last 3/4 years in respect of area of their very sur are obtained.

CLAIMS :-

... under section 9(3)(4) of the Land

of the land under acquisition.

EVIDANCE BY THE ACQUIRING :-

The Acquiring Body i.e Administrator Islampur Muncipal Council Islampur has not produced any documentary or oral evidance for valuation of land under acquisition.

PANCHANAMA :-

The Circle Inspector of this office has made panchanama dated 27/4/1983. The panchas made valuation of Rs. 45,000/- /er acre. The panchas have not ~~pdoeuced~~ Produced any oral or documentary evidance in support of valuation hence panchanama is discarded.

VALUATION :-

The land under acquisition is notified under section 126(4) of the Maharashtra Regional & Town Planning Act,1966 under Collector Sangli's notification No. GB/LAQ/SR-271 dated 28/6/1983 on 4/8/1983 and hence material date for fixation of valuation is on 4/8/1983. Sale statistics in respect of lands sold out of R.S. No. 6 have been collected and those are mentioned in Statement No. I enclosed to this award, and they are discussed and summerised below.

In all 17 sales have been effected in R.S. No. 6 out of which 8 sales are less than 2,50,000/- and 9 sales are between Rs. 2,50,000/- to 3,66,000/-. If minutely observed it will be seen that 4 sales are of Rs. 2,50,000/- Per hectare 2 sales are during the year in 1983 of Rs. 3,00,000/- and 3,50,000/- and as such I took medium of the 2 i.e Rs. 3,15,000/- as a base. If the agricultural land is developed and lying out plots thereof and sold after keeping open space ~~xxxxxx xxx~~ road etc. The developed plots is sold 4 times undeveloped plots considering this aspects. It found proper to award (3,15,000/- ÷ 4 =78,750/- by rounding 77,500/-) I therefore fix up the valuation of Rs. 77,500/- per hectare of R.S. No. 6/8.

TREES :-

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

STRUCTURES :-

There are no structures coming under acquisition. Hence question of valuation of structures are not arise.

POT KHARAB LAND:-

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

TALS AND WELLS :-

There are no talsor wells coming under acquisition.

INAM LAND :-

The land under acquisition is not Inam Category.

MEASUREMENT AND 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 Muncipal Council, Islampur as shown below :-

1. Measurement charges :- Rs. 200-00
2. Percantage charges. :- Rs. 527-00

Total :- Rs. 727-00

SOLATIUM :-

The statutory solatium at 30% should be paid to the interested persons for compulsory nature of acquisition as per section 23(2) of the Land Acquisition Act,1894 and Land Acquisitio Amended Act,1984.

NEW COMPOUNT. component

New compount @ 12% paid to interested persons as per Land Acquisition Amended Act,1984.

POSSESSION :-

The Acquiring Body has not taken possession of the acquir land and the same should be given after payment of compensation under acquisition Act,1894.

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 are as under.

1. Land value.	:- Rs. 10,840-00
2. 30% Solatium.	:- Rs. 3,265-00
3. 12% Interest.	:- Rs. 3,472-00
Total :-	Rs. 17,577-00

AWARD :-

I hereby declare that :-H.R.

(a) Total area acquired is 0-24

(b) Total amount of compensation payable to the intereste persons is Rs. (17,577-00) Seventeen thousand five hundred seventy seven only.

The President, Islampur Muncipal Council, Islampur has made provision for the funds.

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

Sangli.
Dated :- 31/3/1988

(S.N.LANDGE)
Special Land Acquisition Offic
No. 4 Sangli.

No. SPL/LAQ/SR-271
Dated :-

Statement showing compensation awarded under Section ... No. 4 Sangli, by Shri B.W.Landge, Special Land Acquisition Officer, No. 4 Sangli, village Urun, Tahsil ...
Name of the work :- Land Acquisition for Liabrary and Gumnsium

Sr. No.	Name of the interested person.	Hissa	S.No.	Area. H.A.	Rate awarded per hectare.	Land value.	30% solatium.	12% interest.	Total.
1.	2.	3.	4.	5.	6.	7.	8.	8.	10.
1.	Shri Babaso Bala Phadtare.	-	6/8 Part	0-14	77,500/-	10,850/-	3,255-00	3,472-00	17,577-00
					Total :-	10,850/-	3,255-00	3,472-00	17,577-00

(B.W.Landge)
Special Land Acquisition Officer,
No. 4 SANGLI.

STATEMENT NO. II

Statement showing sales statistics in village Urun, Tahsil Walwa, Dist. Sangli.

Register No.	Survey No.	P.H. No.	Area H.A.	Asstt.	Share.	Net area sold.	Name of vender.	Name of purchaser.	Date of transaction.	Amount.	Average Asstt. per hectare.	Value per hectare.
2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
36	6	6	1-26	4-31	0-0-6	0-03	Shri Dinkar Dhondi Patil.	Shri Shankar Krishanaji Yadhav.	2/2/1979	3,000/-	-	1,00,000/-
355	6	6	1-26	4-08	0-0-5	0-03	-"-	Shri Ganpati Rajaram Atudage.	9/4/1979	3,000/-	-	1,00,000/-
1220	6	6	1-40	4-75	0-0-3¾	0-02½	Shri Maruti Anant Patil.	Shri Ilai Babulal Tamboli.	6/6/1979	4,000/-	-	1,60,000/-
1498	6	4	0-77	2-56	0-1-6	0-07	Shri Dadu Akaram Patil.	Shri Ashok Ramrao Patil.	7/7/1979	10,000/-	-	250 1,42,000/-
	6	4	-	-	-	0-02	Shri Vithal K. Mandale.	Shri Sitaram Sadashiv ~~Yadxxx~~. Pokshe.	28/7/1980	4,500/-	-	2,25,000/-
2200	6	2K/1A 1K	0-15	0-20	0-2-1	0-02	Shri Ramchandra T.Patil.	Shri Balkrishana Bapu Patil.	12/12/1980	5,000/-	-	2,50,000/-
630	6	6	1-40	4-76	0-06	0-03½	Shri Baban Anant Patil ~~xxxxxxx xxxxxxx xxx~~.	Shri Subhash Anand Patil. ~~xxxxxxx x.xxxxx~~.	26/3/1981	4,000/-	-	339 1,33,000/-
1719	6		1-40	4-75	0-0-3	0-02	Shri Maruti Anant Patil.	Shri Subhash Shivram Pathkar.	24/6/1981	5,000/-	-	2,50,000/-
1720	6	6	1-40	4-76	0-0-3	0-02	Shri Maruti Anant Patil.	Shri Dattatraya Krishana Pathkar.	24/6/1981	5,000/-	-	2,50,000/-
2534	6	8	1-08	3-75	0-0-2	0-01½	Shri Chandrakant B.Walkade.	Shri Bhimrao P.Misal.	24/8/1981	4,000/-	-	2,66,666/-
2339	6	4	0-75	2-56	0-0-2½	0-01½	Shri Sarjerao Dada Patil.	Shri Baburao S. Karade.	7/1/1981	5,000/-	-	3,66,666/-
2171	6	4A	0-75	2-51	0-0-5	0-02	-do-	Smt. Sulbha Sudhakar Vibhute.	3/8/1982	6,000/-	-	3,00,000/-
2425	6	8	0-08	3-75	0-0-4	0-02½	Shri Babasaheb Bala Phadtare.	Smt. Sushila Balwant Patil.	8/1/1982	3,000/-	-	300 1,33,000/-
169	6	5	1-24	3-00	0-0-3	0-03	Shri Dinkar Dhondi Patil.	Shri Mahipati Ravaji Patil.	24/1/1981	6,000/-	-	2,00,000/-
333	6	4A	0-75	2-51	0-0-5	0-02	Shri Bhimaji Rathod.	Smt. Sulochana S. Rasal.	14/2/1981	5,000/-	-	2,50,000/-
173	6	5	1-26	3-00	0-0-9½	0-01	Shri Dinkar B.Patil.	Smt. Indubai B.Patil.	24/1/1981	3,500/-	-	3,50,000/-
174	6	5	1-26	3-00	0-0-½	0-04½	-"-	Smt. Laxmibai D.Magarobe.	24/1/1981	15,000/-	-	3,50,000/-

Special Land Acquisition Officer,
No. 4 Sangli.