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Award under section 11 of the Land Acquisition Act, made by
 Shri. S.A.Patil Special Land Acquisition Officer No.5, Sangli
 in respect of the Land Acquisition for the work of Construction
 of Bridge across warna river near Kokrud at Malakapur-Kokrud
 -Yelagaon-Karad-road at Village : Kokrud Taluka:Shirala.

No.SPL/LAQ/V/SR-40
 Office of the Special Land Acquisition,
 Officer No.5, Ladda Building:Mahaveer
 Nagar Sangli.

Dated:- 16/5/1985.

A W A R D :

1) Title and particulars of Notification and details. of land.
 Land Acquisition for constructing a ~~big~~ bridge accross ~~road~~
 warna river near Kokrud as Malkapur-Kokrud Yelagaon-karad Rd.
 (MDR)Kokrud side approach the 4400 to 4700

2) Notification under section 4 of the Land Acquisition Act.

A) No and date Special Land Acq.Officer No.5,
 Sangli's No.SPL/LAQ/V/SR-40
 dated 7-5-81.

B) Date and page of gazette Maharashtra Govt. Gazette Pune
 in which notification was Dn.suppliment part No.I dated
 published. 2-7-1981 published at page No.
 1806 to page No.1807.

3) Notification u/s 6 of the Land Acquisition Act.1894.

A) No and date Commissioner Pune Dn Pune Notifi-
 cation no.LAQ/RR/1501/55/81
 dated 11-9-1981.

B) Date and page of gazette Maharashtra Govt.Gazette Pune Dn
 in which notification suppliment part I dated 8-10-81
 was published. at page 2923 to 2924.

4) Lands Notified ~~anfor~~ for Acquisition.

Village : Kokrud Taluka:~~Mira~~ Shirala Dist:Sangli.

Gaothan plot Number.	Area of land required	area of land abandone
1.	2.	3. d.
25	125	Nil.
26	265	-"-
50	650	-"-
	<u>1040</u>	

5) Reason for Award:-

The Executive Engineer (B & C) Zilla parishad Sangli who is
 the acquiring body has under his letter No.works/LA/6719 dt.26/4/80
 initiated the proposal to acquire certain lands at Village:Kokrud
 Taluka:Shirala for construction of Kokrud-Side approach road Ch-
 4400 to 4700.

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The collector of Sangli under his endorsement No.LA Q/RR/1609/SR-1250 dated the 17-7-1980 directed the Special Land acquisition Officer No.5 Sangli to start the Land Acquisition Proceedings. The purpose of Acquisition as stated in the proposal forwarded by the Executive Engineer (B&C) Zilla Parishad, Sangli for the purpose of construction of Kokrud-side approach road ch-4400 to 4700 at village Kokrud Taluka:Shirala Dist:Sangli which is in the interest of public in general and hence it is public purpose.

The Commissioner Pune Dn Pune under his notification No. LA Q/RR/1501/SS/81 dated 11-9-1981 under section 6 of the Land Acquisition Act, Published ~~the~~ in the Maharashtra Govt.Gazette Pune Division suppliment part I pune dn dated the 8th Octomber 1981 on pages 2923 to 2924 declared that the lands, notified in the schedule to the above notification are required for the purpose of Kokrud-side approach road ch4400 to 4700 and appointed the Special Land Acquisition Officer No.5, Sangli under clause 'C' of section 3 of the Land Acquisition Act. 1894 to perform the functions of a Collector for all the Proceedings hereafter to be taken in respect of the said land and also directed the Special Land Acquisition Officer to take order for the acquisition of the said lands under section 7 of the land acquisition act.

6) 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 is mentioned in the joint measurement certificate. The interested persons did not raised any objections to the measurement work so carried out and hence the area shown in the joint measurement certificate is taken as true and final for awarding compensation for the land.

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7) NOTICE AND OWNERSHIP:

Public notices under section 4(i) of the Land Acquisition Act 1894 were published in the Tahasil office, Village, Chavadi and on the lands under acquisition. Similarly section 4(1) notices were also served on the interested persons calling on them to give objections to the proposed acquisition. No one out of the interested persons objected to the acquisition and hence the lands were notified under 6 of the Land Acquisition Act.

Section 9(i)(2) notices were published in Tahasil office, Village Chavadi and on the lands under acquisition. Similarly section 9(3) (4) notices were served on the interested persons calling on them to state their interest in the lands, their claims for compensation and their objections if any to the measurement made under section 8.

8) OWNERSHIP:

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

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All lands under acquisition are 'F Gaothan lands numbered as Plat No.25 26, and 50 in village Panchgal-record.

9) T E N U R E:

All the lands under acquisition are Gaothan lands bearing N.A. Potentiality.

10) SITUATION AND DESCRIPTION:

The lands under acquisition are situated in the northern side of the village and included in the present of gaothan of Kokrud. They have No.N.A. Potentiality and they are situated near Malkapur road Bagayat lands as asis seen from the site inspection report.

11) CLAIMS:

The statement showing the claims made by the interested persons who remained present in response to the notices under section 9 of the Land Acquisition Act. is enclosed (Annexure 'A') The remarks in respect of the claims are recorded in the last column.

12) EVIDENCE IN SUPPORT OF CLAIMS:

The interested persons have not adduced any evidence in support of their claims. They have only stated in their statements that the compensation may be awarded at present market rate.

13) VALUATION BY ACQUIRING BODY:

The Acquiring body has not produced any evidence for valuation or valuation note in respect of the lands under acquisition.

14) PANCH VALUATION:

In the panchanama dated 27-1-1982 the Circle Inspector has made the valuation of the lands under acquisition as shown below.

Gaothan plot No.	Area under acqui.	Rate offered by panchas.
1. 25 part.	125 Sq.Metre.	12,000/-
2. 26 part.	265 -do-	12,500/-
3. 50 part.	650 -do-	13,500/-

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The valuation is made according to the estimation of the panchas. The Circle Inspector has not divided the lands in various groups on the basis of their soil classification fertility of the land. Moreover it is as estimation and not correct valuation; The panchas have not produced any oral or documentary evidence in support of their estimation on or the land valuation. The panchanama made by the Circle Inspector will ~~be~~ not be usefull for fixing the/proper valuation the lands under acquisition. I therefore, discard the panchanama.

15) PREPARATION OF SALES PLAN:

The map showing the sale transactions that took place in the vicinity of the land under acquisition is prepared and kept on record.

16) OTHER INSTANCES OF SALES:

A statement showing the instances of sale prodeedings five year prior to the publication of notification under section 4 is enclosed (Annexture-B) The following factors have been taken into consideration for fixing compensation on the adquired land.

- 1) The sale of lands if any from the very land under acquisition in the recent part.
- 2) The sale of lands adjoining the land under acquisition.
- 3) The sale of lands in the neighbouthood of the land under acquisition in the recent part.

The notification under section 4 of the Land Acquisition Act, 1894 was published in the Maharashtra Govt. Gazette Pune Dn suppliment part I dated 2-7-1981 for the land acquisition.

17) VALUATION:

The material date for valuing the lands under acquisition is the date of publication of the Notification under section 4 of the Land Acquisition Act. In this case notification under section 4 was published in the Maharashtra Govt. Gazette on

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2nd July 1981 and therefore, this date is the material date for valuing the lands under acquisition.

There are ~~24~~ in all 6 sale instances for last five years from 2-7-1981 in the vicinity of the lands under acquisition are available for discussion. They are tabulated in statement 'B' It ~~is~~ was observed in the site inspection the lands under acquisition are of Goathan lands ~~and~~ situated near the gaathan road which Goes to Malkapur Karad. It was further observed that lands under acquisition are of N.A. lands therefore, the lands under acquisition will have to be valued as N.A. lands only.

For determining the value of the lands of this category, sale statisfacts, at S.No. 1 to 6 as shown in the statement is are available for consideration. The sale statistics at Sr.No. 1 to 4 are discarded because they have taken place before the date of notification u/s 4 of the L.A. act, in this case. The value fetched in the sale at Sr. 5 and 6 is seems some what reasonable i.e. Rs. 12.47 per sq.metre as on 7-4-80 and Rs. 35.90 per sq.metre on 26-11-82 However the date of Notification u/s 4 is, 2-7-1981 No. sale of the land of this category taken place on 2-7-1981 or dweing the year 1981 is available for consideration I, therefore offer Rs. 20/- per sq.metre for thelands under acquisition, because the value fetched for the transaction at 7-4-80 is Rs. 12 ~~547~~ per sq.metre per sq.metre and value fetched by the transaction taken place in 26-11-82 is Rs. 35-90 Therefore it will be reasonable for fix the value atRs. 20/- per sq.metre for the lands acquisition in this case.

The compensation at the below mentioned rates should therefore be paid to the interested persons.

Class of Land	Rate awarded per Sq.Metre.
Gaothan Plot No. 25	Rs.20/- Per Sq.Metre.(Rs.twenty only)
26	Rs.20/- Per Sq.Metre.(Rs.twenty only)
50	Rs.20/- Per Sq.Metre.(Rs.twenty only)

18)

STRUCTURES:

There are no structures in the lands under acquisition.

*19)

TREES:

There are no trees in the lands under acquisition.

Hence the question of awarding compensation does not arise.

20)

FENCING COMPOUND WALLS ETC:

There is no fencing or compound wall in the lands under acquisition and hence the question of awarding compensation on this account does not arise.

21)

DAMAGES ON ACCOUNT OF:

1) Servences

2) Injurious affections.

3) Loss of business good will etc.

No fragment has been formed due to the acquisition of the land under acquisition and also ~~there~~ there is no injurious affections etc. Hence question of awarding compensation on this factor does not arise.

22)

TALLS AND WALLS:

There are no tall and walls in the lands under acquisition Hence the question of awarding compensation does not arise.

23)

INAM LANDS:

The lands under acquisition are not the lands and Inam category. They are gaathan lands.

24)

POSSESSION:

The possession of the lands under acquisition has not been taken under the provisions of the land acquisition act. However the possession of the land has been taken by the Acquiring body by private negotiation. The acquiring body is however advised to pay the rent to the landowners, from the date of taking over possession to the date of payment of final compensation.

25) ENCUMBRANCES:

It is seen from the extracts of property Register in the Hence, that there are no encumbrances on the lands under acquisition.

26) MEASUREMENT AND PERCENTAGE CHARGES:

This is a project of B & C Division in Sangli Zilla Parishad. The measurement and percentage charges are liable which have been levied as detailed below.

1) Measurement charge-	50-00
2) Percentage charges-	1129-40
3) Total.	1179-40

27) PAYMENT OF ADVANCE COMPENSATION:

No advance compensation has been paid to the interested persons in this case.

28) TENANTS:

There are no tenants in the lands under acquisition.

29) 12% Component Compensation:

12% Component compensation should be paid to the interested persons from the material date i.e. from 2-7-1981.

30) DETAILS OF VALUATION:

1) Land Value.	Rs. 20,800-00
2) Talwall/Trees.	Rs. -
3) Structures.	Rs. -
4) Severance.	Rs. -
5) Solatium 30%	Rs. 6,240-00
6) Interest 12%	Rs. 10,608-00
7) Total..	 37,648-00

31) AWARD:

As provided in section 11 of the Land Acquisition Act, 1894 I hereby declare that,

- a) the ture area of the lands under acquisition is 1040 sq.metres (One thousand forty sq.metres)
- b) the total amount of compensation payable 37648.00/- (Rs. thirty seven thousand six hundred forty eight only).
- c) The amount is payable to the persons as per paragraphs Nos 17 24 and 30 and according to the statement X C I enclosed.

The lands having been finally acquired shall vest in Government free from all encumbrances equities and tenure lawfully subsisting in favour of any person. Special Officer No. 5, Sangli.
Sangli.
16/5/1985.

पत्रक "ब"

सोने - कोकण तालिखारका येथील गोवहाण/गोवहाण खरेदी विक्री व्यवहारची पत्रिका

क्र.सं.	जागेचा वपरीक	जागेचे वर्गीकरण	मिळकत मिळून देणाऱ्याचे नाव	मिळकत मिळून देणाऱ्याचे नाव	दस्तावेजाचे प्रकार	संख्येची किंमत (मोबक)	पर-चौरा (मि. रक)
१	२	४	८	७	८	७०	७०
१	२०६	६-३	जाणपती येथे जागे	श्रीपती सागर शास्त्रे	३१/७	२०००	८-२५
२	१०८	६-३	बाळकृष्ण कुंडलिका	अंकर भंडारा दुर्गा	१६/८	१०००	१३-८८
३	२१५	६-३	मिळकत गिवाजी धोडे	शिवाजी हरि चवडे	१०/१	५००	८-६२
४	२१२	६-३	अकश्रुत अहमद रोव	जाणपती लुका शिंदे	१०/१२	५०००	३२-२५
५	१०६	६-३	चंद्रा येथेही चोखोट	जाणपती बाळकृष्ण	१६/८०	१०००	१२-४७
६	५४७	६-३	वाणू बाळू गुळगुळी	सोमचंद्र गोपाळ	२६/११	७०००	३५-६०

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विशेष मिमि संपादन
अधिकारी, क्र. ५ (सांगली.)