(1)

In the court of Shri. Special Land Acquisition Officer No. 10, Sangli. Award under Sec. 11 of the Land Acquisition Act. 1894 as amended on 24-9-84 (Act. No. 68 of 1984) in respect of lands of village Koregaon Taluka Walwa. District Sangli

No LAQ/SR. 10 - 132
Office of the Special Land Acquisition Officer No. 10, Sangli, Mahasul Bhavan Miraj
Dated:- / /1985

AWARD

A) Introduction

1) Title of Award

Acquisition of lands out of village Koregaon Taluka Walwa due to acqur of lands from the benefitted zone, for the projected affected persons of Chandoli Dam; District Sangli.

2) PARTICULARS OF NOTIFICATION UNDER SECTION 4 AND 6 OF THE LAND ACQUISITION ACT. :-

a) NOTIFICATION UNDER SECTION 4 OF THE L.A. ACT.

Notification under Section 4 of the Land Acquisition Act.	Published on page No. 999 dt. 27/12/1984 of the Maharashtra Government Gazette part I, No. LAQ/XI/SR-132 dated 9/12/1984
Corrigendum/Erratum to the section 4 Notification.	Published on page No. ------- of Maharashtra Government Gazette Pune Dn. Suppliment part I. No. ------------ dated ----------.

b) NOTIFICATION UNDER SECTION 6 OF THE L.A.ACT.

Notification under section	Published on page No. 2241/2242 dt. 5/9/1985 of the Maharashtra Government Gazette Pune Dn. Suppliment part I No. LAQ/BR/959/522/85- Dated 8/8/1985

DETAILS OF LANDS FINALLY NOTIFIED ON ACQUISITION :

District : Sangli, Tahsil : Walwa Village : Koregaon

S.No.s / Gat Nos. :-

100/2 0.81

The lands under acquisition were got measured jointly by the representatives of the ~~Acquisition~~ Acquiring Body and the Survey Department. The rosult of the measurement work has been mentioned in the Plane-Table sheet and the joint Measurement Certificate. None of the interested persons raised any objection to the measurement so carried out and hence the area shown in the joint measurement Certificate in respect of the land under acquisition is taken as true area for the purpose of awarding compensation amount.

3) NOTICES AND OWNERSHIP :-

After publication of notification under section 6 Public notice under section 9(1) (2) of the Land Acquisition Act was published in the village Chawadi, Tahsil office and the land under acquisition. Similarly individual notices under section 9(3) (4) were served on the interested persons requiring them to state the nature of their interest in the land under acquisition and their claims for compensation and objections if any to the measurement made under section 8 of the Land Acquisition Act.

In response to the notices the khatedars have not raised any objection to the proposed acquisition.

OWNERSHIP :-

The entries in the Record Rights (V.F.VII-XII) village Record 8-A are taken as base for deciding ownership. There is no dispute about the ownership of the land under acquisition.

SITUATION AND DESCRIPTION :-

The lands are situated near/~~too far~~ from the gaothan ---Koregaon------. The lands do not have prospects for being used as non-agricultural lands in future. During the course of the site Inspection it was also observed that there is no building activity in the area under acquisition. The lands are therefore treated as agricultural lands for the purpose of valuation. The lands under acquisition are jirayat and Bagayat type.

DESCRIPTION

The population of the village --Koregaon-- according to 1971 census / The maximum assessment per hectare of the land under acquisition as noted on the head of the village form I is as under.

Contd - 5

Jirayat Land Rs.
Bagayat Land Rs.
Tari Land Rs.

The lands are classified as Bagayat and Jirayat lands. Became the potential of bagayat land is always greater for fetching high market value.

CLASSIFICATION OF LANDS :-

Taking into consideration the assessment of the lands. under acquisition, their fertility and actualy use as either bagayat or jirayat the lands are clasified as under, The per hectare assessment statement appended to this Award may also be seen for this purpose.

10) POT KHARAB LANDS :-

Some part of the below mentioned lands is por kharab.

Survey Nos. :-

S

The statement showing the survey numbers under acquisition their area and their per acre assessment and classification is prepared and enclosed.

D) C L A I M S :-

The statement showing the claims made by the interested persons who remained present in respense 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.

E) EVIDENCE IN SUPPORT OF CLAIMS : -

The interested persons who were present during the enquiry under section 9 of the Land Acquisition have not adduced any evidence for valuation of the land under acquisition. However, they have stated that the lands under acquisition may be valued at the present market rate prevailing in the locality. Their request should be considered after observing all the formalityes.

F) EVIDENCE BY ACQURING BODY :-

The acquiring body has not adduced any evidence regarding the valuation of the lands under acquisition.

G) PANCH VALUATION :-

In the panchanama dated 29/10/85 the circle Inspector has made the valuation of the lands under acquisition.

1) Bgayat Superior Rs.
2) Bagayat Medium Rs. 40,000 per acre
3) Bagayat Medium Rs.

The sales data collected shows variation tremendously. The reason is that this village is situated near Warna river. It is completely a Bagayat village in the sense that lift irrigation schemes are in operation everywhere in this village. Most of the land is rich in soil & also not being black cotton soil, does not suffer draw back of water logging.

The sales data ~~above~~ shows a great price line bet. Rs. 15000 P.H. and 76000 P.H. The sales showing ~~above~~ price line ~~R~~ bet. 45000 P.H. to 76000 P.H. do not represent proper sales as they are the sales for smaller pieces i.e. 10 gunthas 17 gunthas, ~~gunthas~~ etc.

The sale at Sr. No. 10 shows that the area of 1 H, 4 Ares was sold for 30000 Rs., ~~for~~ which is a big area. This was sold in the year 1979. In the year 81, another sale took place for 26 gunthas which fetched price of Rs. 33,000 P.H. These two S.No.s are considerably near to the presently acquired land.

Other sales at Sr. No. 2 & 4 being very low, I am not considering them at all.

If we rely on these sales & give some weitage to the further ~~for~~ increase of price ~~R~~ in the year 1984, the increase ~~can be~~ cannot be less than at least Rs. 2000 P.H. more than the sales in the year 1981. The real representative price ∴ will be Rs. 35,000/- P.H. for this class of land assessing Rs. 10 P.H. to 12 P.H. I, therefore offer Rs. 35,000 P.H. for this land.

4) Jirayat superior Rs.
5) Jirayat medium Rs.
6) Jirayat Inf rior Rs.

~~The~~

The valuation is made according to the estimation of the panchas. The Circle Inspector has not divided the lands in various group on the baiss of their soil classification and fertility of land. Moreover it is an estimation and not correct valuation. The panchas have not produced any oral or documentary evidence in cupport of their estimation of the land valuation. The panchanama made by the Circle Inspector, will not be useful for fixing the proper valuation of the lands under acquisition. I, therefore, discard the panchanama.

PREPARATION OF SALES PLAN :-

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

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 Government Gazette on 29/3/1984 and therefore, this date is the material date for vlauing the lands under acquisition.

25 / 41 / 66

A Statement showing sales that took place in the last 3 to 5 years prior to publication of section 4 notification is prepared. It will show how the market value prevaited of the lands or of the lands in the ficinity in those 3 to 5 years

Sr. No.	Date of Sale	Asstt P.H	Value P.H	[illegible]	Gat No	Bagayat.
1)	6/2/1984	12-24	76,000	25 गुंठे ([illegible])	848	
2)	17/1/1983	10-87	15,000	[illegible] गुंठे ([illegible])	895/1091	
3)	11/11/1982	11-20	50,000	90 गुंठे (5000)	1039	
4)	27/9/1982	12-00	15,000	20 गुंठे (3000)	65	
5)	11/5/1982	12-50	45,000	[illegible] गुंठे ([illegible])	385	
6)	5/4/1982	11-96	21,000	81 गुंठे (Rs.17000)	164	
7)	30/4/1982	11-41	58,000	96 गुंठे ([illegible])	266	
8)	6/1/1982	12-25	62,500	25 गुंठे (15000)	143	
9)	16/11/1981	12-98	33,000	[illegible]	48	
10)	29/5/1979	14-24	29,000	[illegible] (30000)	43	

9

Statement showing the average assessment of the lands to be acquired for the

Village:- Koregaon Tahsil:- Walwa. District:- Sangli.

S.No.	Sy.No.	Area to be acquired		Assess-ment.		Asstt. per Hector		Class of land.
		H.	R.	Rs.	Ps.	Rs.	Ps.	
1	2	3		4		5		6
	100/2	0 -	81	10 -	06	12 -	42	~~Jirayat~~. Bagayat.

(11)

Class of Land	Rate per hectare.
1) Bagayat Class I	Rs.
2) Bagayat Class II	Rs. 35,000/- ~~32,000/-~~
3) Bagayat Class III	Rs.
4) Bagayat Class IV	Rs.
5) Jirayat class I	Rs.
6) Jirayat Class II	Rs.
7) Jirayat Class III	Rs.
8) Jirayat Class IV	Rs.
9) Sugarcane lands	Rs.

As regards Por-Khabab area compensation should be paid at the rate of Rs. 80/- per acre i.e. Rs. 200/- per hectare.

S T R U C T U R E S :-

The following structures and construction are comming under the acquisition in the present case.

Sr. No.	Survey No.	Name of the Kabjedar.	Name of the owner of structure.	Type of stru-	Valuation fixed
1	2	3	4	5	6

(13)

The structures are valued by the competent authorities and therefore the valuation can safely depended. I, therefore ~~a~~approve the same.

AREA UNDER STRUCTURES :-

As regards area under and surrounded by structures in Bagayat lands, it is treated as Jirayat land of respective class and where there is pot-kharab area in such lands it is assumed that, such ~~t~~ structure is in Pot-~~H~~Kharab.

The statement showing the details of structure nature of construction, valuation details etc. is appended to the Award.

W E L L S :-

Mef

P I P E - L I N E S :-

Mef

~~T-REE~~
T R E E S :-

Nil

-?

T A L S :-

Nil

FENCING COMPOUND WALLS ETC. :-

There are no fencing or compound walls in the lands under acquisition. The question of awarding compensation on this account will not therefore arise.

DAMAGES ON ACCOUNT OF (i) SEVERENCE (ii) INJURIOUS AFFECTIONS (iii) LOSS OF ~~SU~~ BUSINESS,GOOD WILL ETC.

The interested persons are not entitled to damages in ~~fre~~ form of compensation in this respect, as no severence are formed nor there is loss of business or good will and injurious affection on account of present acquisition.

I N A M - L A N D S :-

The following types of Inam lands are coming under acquisition.

Nil

(17)

1) Class III Deosthan Inam.
2) Class V Deshmukh, Deshpande and Kulkarni Inam.
3) Class VI-A Gurao and Lohar Inam.
4) Class VI-B, Patil Inam.
5) Class VI-B Chougula Mahar Inam.

In case of regaranted Inam Lands other than Inferior Inam lands 20 times the assessment should be recovered being the conversion value and cordited to Government. In case of refranted inferior village Inam lands, amount equal to 10 times the assessment should be recovered as conversion value and credited to Government if same is not paid previously.

S.No.	Kind of Inam Land	S.NO.	Area H.	Area A.	Asstt Rs.	Asstt Ps.	Amount of conversion value to be recovered.	REMARKS
1	2	3	4		5		6	7

Nuf

(19)

APPORTIONMENT :-

Statement showing the apportionment of comp
payable to the interested persons is enclosed.

ENCUMBRANCES :-

As per extracts from the Record of Rights i
of the lands under acquisition it is seen that, ther
encumbrance on the following lands.

Nil

TENANTS :-

Nil

S O L A T I U M.

Besides the market value of the land under acquisition statutory solatium of 30% should be paid to the interested persons for compulsory nature of acquisition as per section 32(2) of the Land Acquisition Act. Special component of 12%. The Amended Act 68, of 1984 directs that 12% component should be given on the market value for the period of publication of Section 4 notification or date of ~~k~~ taking possession whichever earlier to the date of Award should also be payment to the owner of the land in acquisition which is hereby offered.

P O S S E S S I O N.

The possession of the land under acquisition has not been handed over to the Acquiring Body so far, under the provision of the Land Acquisition Act.

PAYMENT OF ADVANCE COMPENSATION :-

Advance paid previously on the date 31/3/1984 has been adeducted and remaining amount is hereby paid for the concered khatedar.

DETAILS OF VALUATION :-

1)	Land Valie	Rs.	~~26,310-00~~	28350-00
2)	Structures.	Rs.	~~-~~	
3)	Wells	Rs.	~~-~~	
4)	30% solatium,	Rs.	~~8019-00~~	8505-00
5)	12 component/ Capitaised value	Rs.	~~305-90~~	1688-50
	measurement of Nuksan.		~~100-00~~	100-00
	Grand Total		~~35,154-90~~	38,643-50
	80% Adv.		~~13,000-00~~	13,000-00
			~~22,154-90~~	25,643-50

A W A R D :-

I, therefore, declare that,

i) the true area of the land under acquisition is — H. 81 Areas. ~~Fourteen~~ Thirty eight

ii) Total amount of compensation payable Rs. ~~Twenty two~~ Twenty five ~~thousand one hundred fifty four~~ thousand six hundred forty three & paise fifty only and paise ~~ninety~~ only only.

iii) Apportionment according to approtionment statement enclosed.

(23)

The lands having been finally acquired, shall vest in Government free from all encumbrances, equities and tenures and lawfully subsisting in favour of any person, other then Government.

The previous approval of the Commissioner, Pune Dn. Pune has been obtained for this Award as required by Section 11 of the Land Acquisition Act. 1894.

Place:- Sangli.

Special Land Acquisition Officer,
No. 10, Sangli.

Date :-

<u>SBN:-85629</u>

27

कोरेगाव भूसंपादन प्रस्ताव क्र. १३२. दिनांक 9/3/84

कोरेगाव 132

कब्जेपट्टी.

आम्ही खाली सह्या करणार पंचलोक रा. कोरेगाव तालुका वाळवा लिहुन देतो की, आम्ही पंच, मंडल निरिक्षक विशेष भूमी संपादन अधिकारी क्रमांक १० सांगली यांनी बोलावुन सांगीतले की, मे. विशेष भूमि संपादन अधिकारी क्र. १० सांगली याचे कडील आदेश क्रमांक- एल.ए.क्यु- एसआर- १३२ तारीख ------ प्रमाणे मौजे कोरेगाव तालुका वाळवा येथील जमीनी ---------- साठी संपादन करणेत आलेल्या असुन त्या जमीनीचा कब्जा संबधीत वारणा प्रकल्प कालवे कुरळप जमीन संपादन मंडळास, जमीन मालकाचे कडुन काढुन घेवुन तो देणेचा आहे. सदरचा कब्जा भु संपादन मंडळाचे प्रतिनिधी यांना देणेचा आहे. सबब या कामी, संपादन करणेत आलेल्या जमीनी प्रत्यक्ष पाहुन त्या बाबतचा कब्जेपट्टी लिहुन द्या असे सांगीतले वरून आम्ही पंच, व मंडल निरिक्षक आणि सदर जमीनीचा कब्जा घेणारे मंडल निरिक्षक श्री आर. एस. कुलकर्णी --- असे सर्व जण मिळुन संबधीत जमीनीत गेलो. जमीन हिंडुन फिरून पाहीली. संपादन करणेत आलेल्या जमीनी च्या हदी, मोजणी नकाशा व हुकुम बरोबर असल्याची खात्री करून घेतली. त्या जमीनीचा तपशील खालील प्रमाणे.

गट क्रमांक	संपादन क्षेत्र. हे. आर.	आकार.	जमीन मालकाचे नाव.
१०० बा २	०-८१	१०-०६	बाळासो हार्व आप्पासो धुळसली.

देसाई

पंच सही. पांडुरंग तुकाराम गुरव

समोर.

(जादा मजकुरा साठी मागे पहा.)

मरपायी पावती.

मी श्री ------------------- लिहुन देतो की, वर नमुद केलेल्या कब्जेपट्टा प्रमाणे, संपादन जमीनीचा कब्जा आज रोजी मला विशेष भुमी संपादन अधिकारी क्र. १० याचे कडील मंडल निरिक्षक याचे कडुन मिळाला. त्या बद्दल तक्रार हरकत काही नाही. म्हणुन लिहुन दिली पावती.

समोर

मंडल निरिक्षक. कुरळप

इस्लामपुर

फेरफारांची नोंदवही (फेरफार पत्रक)

मौजे - कोरेगाव ता - वाळवा जि. सांगली

...ाचा क्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चावडीतील अधिकाऱ्याची आद्याक्षरी किंवा शेरा
१	२	३	४
२०८३	तारीख १०।३।८७ कब्जेपट्टीवरून - वारणा धरणग्रस्तांचे पुनर्वसनासाठी विशेष भूमी संपादन अधिकारी नं. १० सांगली यांनी संपादन केले जमिनी त्यांचा हुकूम नं. एल. ऐ. क्यु. एस. आर १३२, १३४ कोरेगाव या प्रस्तावातील जमिनी ॲवार्ड अंतिम जाहिर होऊन त्याप्रमाणे त्यांनी घेतले कब्जेप्रमाणे कब्जेपट्टीवरून जमिन मालक यांची नांवे कमी करून मे. जिल्हा पुनर्वसन अधिकारी सांगली यांचे नांव दाखल केले तसेच पुर्वी आपसात मे. जिल्हा पुनर्वसन अधिकारी यांनी घेतले कब्जेचे जमिनीवरील अवार्ड अंतिम कायम झालेने जमिन मालक यांची इतर हक्कातील नांवे कमी केली. एस. आर नंबर / गट / क्षे. हे. आर. / जमिनमालकाचे नांव १३२ / १००।२ / ०-६१ / बाळासो उर्फ काशाबा भुजंगा देसाई १३४ / २२५/५ / ०-२८ / मारुती नारायण पाटील -"- / ६२३/५ / ०-५३ / मारुती नारायण पाटील -"- / ४९६/५ / १-६२ / विजयसिंह विठ्ठल पाटील वर नमुद केले प्रमाणे कब्जेपट्टी वर हुकूम कब्जा घेणाराचे नांव कब्जेदार सदरी दाखल केले कब्जेपट्टी कायमीस दाखल सही xxx तलाठी	१००।२ २२५/५ ६२३/५ ४९६/५ एकूण चार (४)	कब्जेपट्टी पाहिली कब्जेपट्टी वरून नोंद मंजूर सही xx मं. नि. वि. भु. सं. अ. नं. १० सांगली वरील प्रमाणे कोरेगाव १०।३।८७ विनोगोरे तलाठी कोरेगाव