

Award under section 11 of the Land Acquisition Act made by
Shri P.N.Joshi Special Land Acquisition Officer No.4 Sangli
in respect of improvement to Kasegaon-Tambave Road Village
Dhotrewadi Tahsil Walwa District Sangli.

No.SPL/LAQ/SR-84

Sangli. 31-7-82

A W A R D

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

Acquisition for improvement to Kasegaon-Tambave
Road Village Dhotrewadi Tahsil Walwa District Sangli.

(a) NOTIFICATION UNDER SECTION 4 OF THE L.A.ACT, 1894.

Notification under section 4 was sent to the
Manager Yeravada Prison Press Pune by the Special Land
Acquisition Officer No.4, Sangli vide No.SPL/LAQ/SR-84 dated
1-7-1982 and it was published in the M.G.G. Part I Pune Dn.,
Supplement dated 6-8-1981. Corrigendum to Sec.4 notification
was issued on 6th Jan.1982 and the same has been published
in the M.G.G. Part I Pune Dn., Supplement dated 11-2-1982.

(b) NOTIFICATION UNDER SECTION 6 OF THE L.A.ACT, 1894

Notification under section 6 was approved by the
Commissioner Pune Dn., Pune and sent to the Govt. Press vide
his No.LAQ/RR-226/SS/82 dated ²³⁻²⁻¹⁹⁸² ~~13-3-1982~~ and published in the
M.G.G. dated 18-3-1982 at page 878, 879.

(c) Lands notified for acquisition :

The below mentioned lands from village Dhotrewadi
Tahsil Walwa have finally notified for improvements to Kasegaon
Tambave-Shigaon road section Kasegaon to Tambave K.M.O/O to 5/0

Gat No.	Area acquired.
	H.A.
31 Part	0-05
32 Part	0-01.25
33 Part	0-00.75
34 Part	0-01
35 Part	0-01
36 Part	0-00.50
37 Part	0-01
51-A Part	0-04
57 "	0-02
68 "	0-07
69 "	0-04
70 "	0-02.25

Gat No.

Area acquired.

H.A.

Gat No.	Part	Area acquired.
71		
90-A	"	0-02
91-A	"	0-02.50
92/1	"	0-02
92/2	"	0-00.25
92/3	"	0-00.25
93	"	0-00.25
94	"	0-01.50
95	"	0-02
96	"	0-04
97	"	0-03
98	"	0-06.25
105	"	0-06.25
106	"	0-10
109	"	0-05
110	"	0-01.50
111	"	0-00.50
112-A	"	0-01
112-B	"	0-00.75
113-B	"	0-01.25
114	"	0-01
116	"	0-01.50
117	"	0-01
121	"	0-02
122	"	0-00.25
123	"	0-00.25
124	"	0-00.25
125	"	0-00.25
126	"	0-00.25
127	"	0-00.25
128	"	0-00.25
129	"	0-00.50
130	"	0-01.25
131	"	0-00.25
132	"	0-00.25
133	"	0-00.25
134	"	0-00.25
135	"	0-00.25
136	"	0-00.25
137	"	0-00.25
138	"	0-00.25
139	"	0-00.25
140	"	0-01
141-A	"	0-00.50
141-B	"	0-00.50
142	"	0-02.50
310	"	0-04
311	"	0-1.50
312	"	0-1.50
313	"	0-00.50
314	"	0-01
315	"	0-02.50
316	"	0-03.25
317	"	0-03.25
318	"	0-04
319	"	0-00.50
320	"	0-00.25
321	"	0-00.25
322	"	0-00.25

Gat No.	Part	Area acquired. H.A.
415		
416	"	0-00.25
424	"	0-00.50
434	"	0-01.50 0-01.50 0-00
439	"	0-00.50
447	"	0-00.50
448	"	0-01.25
449	"	0-00.50
451	"	0-00.25
452	"	0-00.25
454	"	0-00.75
455	"	0-00.50
456	"	0-00.50
457	"	0-00.50
458	"	0-00.50
459	"	0-00.50 ✓
460	"	0-00.25 ✓
461	"	0-00.25 ✓
462	"	0-00.25 ✓
463	"	0-00.50 ✓
464	"	0-00.50 ✓

REASONS FOR THE AWARD :-

The Executive Engineer, (B & C.) Dn., Z.P. Sangli vide his letter No. ~~LA/WS-1348/62-46~~ dated 6-1-1976 ~~dated 3-12-1977~~ initiated a proposal for improvement to Kasegaon in Tambave Road Village Dhotrewadi Tahsil Walwa. The Collector Sangli vide his endorsement No. LAQ/SR-695 dated 10-1-78 directed the Special Land Acquisition Officer No.2 (Khujgaon Dam) Sangli to start the L.A. proceeding in this case. Subsequently the proposal ^{was} transferred to S.L.A.O. No.3 and then ^{it was} transferred on my file. The purpose of acquisition as stated in the acquisition ~~proposal~~ proposal is in the

Ga	Gat No. Area acquired.			Gat No. Area acquired.		
		Part	H.A.		Part	H.A.
71	324		3-00.50	382		0-00.50
90	326-A	"	0-00.25	383	"	0-00.50
91	326-B	"	0-00.50	384	"	0-00.50
92	327	"	0-00.25	385	"	0-00.25
93	328-A	"	0-00.25	386	"	0-00.25
94	331	"	0-00.25	387	"	0-00.25
95	332	"	0-00.25	388/A	"	0-00.25
96	333	"	0-00.25	388/B	"	0-00.25
97	334	"	0-01	389	"	0-01
98	335	"	0-01	390	"	0-00.50
99	336	"	0-00.25	391	"	0-00.50
	337	"	0-00.25	392	"	0-00.50
	338	"	0-00.25	393	"	0-00.50
	341	"	0-00.25	395	"	0-00.75
	342	"	0-00.25	397	"	0-00.75
	343	"	0-00.25	398	"	0-00.75
	347	"	0-00.25	399	"	0-00.75
	348	"	0-00.50	400	"	0-00.50
	349	"	0-01	401	"	0-00.50
	350	"	0-01	402	"	0-01
	354	"	0-00.50	403	"	0-01
	355	"	0-00.50	404/1	"	0-01
	356	"	0-00.50	404/2	"	0-01
	358	"	0-01.25	405	"	0-00.50
	374	"	0-00.50	406	"	0-00.50
	375	"	0-00.50 ²⁵	407	"	0-01.50
	376	"	0-00.25	408	"	0-03.50
	377	"	0-00.25	409	"	0-02.25
	378	"	0-01.2	410	"	0-01
	379/A	"	0-01	411	"	0-01
	380	"	0-01.50	412	"	0-00.25
	381	"	0-00.50	413	"	0-00.25

interest of public in general and hence it is a public purpose as defined in the L.A. Act, 1894. The Commissioner Pune Division Pune accordingly notified the land under section 6 of the Land Act, 1894 under ordinary clause.

AREA :-

The land to be acquired finally was jointly measured by the representative of the acquiring body and Survey Deptt. The result of measurement work has been mentioned in the Plane Table Sheet and Joint Measurement Certificate. None of the interested persons raised any objection to the measurement work carried out jointly and hence the area shown in the joint measurement certificate is taken as true area for the purpose of awarding compensation.

NOTICES AND OWNERSHIP :-

Public notices under Section 4(1) and 9(1) ~~and~~ (2) of the L.A. Act was duly published in the village, Tahsil - Office as well as on the lands under acquisition. Similarly individual notices under Section 4(1) and 9(3)(4) of the Act were also duly served on the persons known or believed to be interested in the land under acquisition.

The entries in the V.F.VII-XII are taken as base for deciding the ownership of the land under acquisition and for awarding compensation to the interested persons.

SITUATION AND DESCRIPTION :-

The lands under acquisition are situated at about 4 to 5 K.M. from the village Kasegaon. *The lands do not have any M potential as no developmental activity is going on in this area.*

SITE INSPECTION :

I have inspected the site alongwith the representative of the acquiring body. The lands are medium type of bagayat lands having an assessment from Rs.2.50 to Rs.20/- per H.A.

Claims :-

CLAIMS :-

None of the interested person ^{have} filed any claim for land compensation in this case at the time of enquiry under section 9(3)(4).

Evidence by the Acquiring Body :-

The acquiring body has not produced any valuation note in respect of lands under acquisition.

VALUATION : -

The lands under acquisition have been ~~grouped~~ grouped in the following groups on the basis of their assessments as under:-

Group No.	1	lands	having	assessment	from	Rs.2.50	to	Rs.5-00
"	"	2	lands	"	"	Rs.7-50	to	Rs.10-00
"	"	3	lands	"	"	Rs.10-00	to	Rs.12-50
"	"	4	lands	"	"	Rs.12-50	to	Rs.15-00
"	"	5	lands	"	"	Rs.15-00	to	Rs.20-00

In this case the Section 4 notification has been published in the Govt. Gazette dated 26-11-1981. Thus it is the material date for us and will be considered while fixing up the price of lands under acquisition. Sufficient sales from village Dhotrewadi are not available hence the sales from adjacent village of Tambave have been also collected and are being considered at the time of fixing up valuation of lands.

First we shall fix up the price of lands from Group No.IV We have got the following sales for our consideration.

Village Dhotrewadi

Ser No.	S.No.	Assessment.	Year of sale.	price fetched.
1.	54	14-00	1980	Rs.70,000/-
2.	86	12-96	1977	Rs.3703/-
3.	143	12-97	1981	Rs.16,508/-
4.	105	13-01	1978	Rs.45,000/-
5.	387	12-50	1978	Rs.60,000/-
6.	198	12-83	1977	Rs.15,625/-
7.	198	12-83	1977	Rs.14,705/-
8.	88	12-50	1978	Rs.7,142/-

Village Tambave

9.	255	12-50	1977	Rs.12,500/-
10.	1805	13-75	1978	Rs.14,943/-
11.	582	13-64	1978	Rs.12,727/-

12. 469/A 13-12 1979 Rs.12,500/-

The sales at Ser No.1,3,4,5,6,7 and 10 are all rejected as they have fetched abnormally high prices. Similarly the sales at Ser No.2 and 8 are also rejected as they have fetched very meager prices. Now only 3 sales viz. sales at Ser No.9,11,12 are remaining for our consideration. The sales have been effected in the years 1977,1978 and 1979 and ~~have~~ have fetched a price of Rs.12,500/-, Rs.12,727 and Rs.12,500/- respectively. All these sales are very reasonable and represent the correct price of lands under acquisition. The prices of agricultural lands are increasing day by day in view of this the price of lands under acquisition in this group is fixed at Rs.14,500/- P.H. and the same is awarded.

Group No.5 :

No sales from village Dhotrewadi are available for this group. We have got the following 3 sales for our consideration from village Tambave.

Ser No. No. S.No.	Assessment.	Year of sale.	Price fetched.
1. 1980	16-50	1978	Rs.12,500/-
2. 1394	16-00	1979	Rs.6,034/-
3. 241	15-33	1978	Rs.8,333/-
4. 1273	15-02	1978	Rs.23,809/-

The sales from 1 to 3 are very meager whereas the sale at Ser No 4 is very exorbitant. In view of this all these sales are rejected. For the inferior lands from Group No.4 we have fixed a price of Rs.14,500/-. Lands in group No.5 are superior than the lands from group No.4. In view of this the price of lands from Group No.5 is fixed at Rs.16,000/- P.H. and the same is awarded.

Group No.3 :-

Now we shall fix up the sales for the lands in group No.3. We shall consider the following sales :-

Village Dhotrewadi.

Ser S.No. No.	Assessment.	Year of sale.	Price fetched.
1. 412	12-15	1978	Rs.23,809/-
2. 195	11-10	1978	Rs.40,909/-
3. 420	12-25	1978	Rs.50,000/-
4. 192-A	10-31	1978	Rs.53,125/-

Village Tambave

5. 1291	12-14	1978	Rs.11,904/-
6. 387	12-06	1978	Rs.6,346/-
7. 89	12-50	1978	Rs.7,143/-

The sales at Ser No.1 to 4 are very exorbitant and hence all these sales are discarded. The sales at Ser No.6 and 7 are also discarded as they have fetched very meager prices. Now only one suitable sale is remaining for our consideration which is at Ser No.5. This sale took place prior to 3 years from the material date. The prices of agricultural lands are increasing day by day. In view of this the price for lands in this group is fixed at Rs.13,000/- P.H. and the same is awarded.

Group No.II :-

The ~~following~~ ^{from Village Tambave} sales are available for our consideration. No sales from village Dhotrewadi are available. We have got the following sales for our consideration from village Tambave.

Ser S.No. No.	Assessment.	Year of sale.	Price fetched.
1. 1771	7-71	1977	Rs.24,321/-
2. 1782	7-98	1977	Rs.1,630/-
3. 1316	8-21	1977	Rs.28,571/-

The sales at Ser No.1 and 3 are very exorbitant whereas the sale at Ser No.2 is very low. In view of this all these sales are rejected. For the superior lands in Group No.3 we have fixed a price of Rs.13,000/-. The lands in Group No.2 are inferior to lands in Group No.3. In view of this the price for lands in Group No.2 is fixed at Rs.9,500/- P.H. and the same is awarded.

Group No.1 :-

No sales from both the village are available. For the superior lands from Group No.2 we have fixed a price of Rs.9,500/-P.H. The lands in Group No.1 are inferior to lands from Group No.2. In view of this the price for lands in Group No.1 is fixed at Rs.8,000/- P.H. and the same is awarded.

Trees :-

There are no trees which are coming under acquisition. The question of payment of compensation on this account therefore does not arise.

Structures : Wire fencings of compound walls etc :-

Wire fencing or compound walls are not constructed by the interested persons in the land under acquisition. Hence no compensation amount is therefore to be awarded on this account.

DAMAGES ON ACCOUNT OF SEVERANCE AND INJURIOUS AFFECTION : -

The interested persons are not entitled for compensation as no severance is formed and there is no loss of business or good will and injurious affection due to present acquisition hence question of compensation on this account does not arise.

POT KHARAB LANDS :-

During site inspection and after perusal of joint measurement certificate it is seen that there is no pot kharab land coming under acquisition and hence I am not valuing the pot kharab land separately.

TALS, WELLS AND STRUCTURES :

There are no wells, tals and structures in the land under acquisition. The question of payment of compensation on this account therefore, does not arise.

Inam lands :-

The following inam lands are yet to be regranted.

Gat Nos.	H.A.	Asstt.	Name of Kabjedar.
411/B	0-56	6-85	Hindurao Daulu Mane.
412	0-07	0-86	Hari Appa Mane.
415	0-20	2-45	Bhagwan Khashaba Mane.
416	0-13	1-59	Rangu Nana Mane.
90/A	0-24	3-21	Ishwara Babu Dhotre.
91/A	0-37	4-77	
105	0-92	12-06	Shivaji Babu Dhotre.
			Babu Hari Ramashetti 8.

The following lands are to be granted as yet.

GatnNo.	Area H.A.	Assessment. Rs.	Name of Kabjedar.
404/1	0-72	9-84	Shri Yeshwant Krishna Dhotre.
404/2	0-73	9-98	Shri Anna Bapu Dhotre.

The following lands are Devasthan Inam lands :-

92/1	0-19	2-44	Shri Shikhar Singanapur Deo. Wahiwatdar Shri Govind Sakharam Mane.
92/2	0-16	2-12	Shri Shikhar Singanapur Deo. Wahiwatdar Shri Shripati Sakharam Mane.
92/3	0-27	3-38	Shri Shikhar Singanapur Deo. Wahiwatdar Baburao Mahadeo Badave. Mirashi Tenants Shri Rajaram Bala Dhotre etc.2.

The grant of cash allowance in lieu of lump sum payment of compensation is awarded in respect of Devasthan Inam lands. As regards inam lands which regranted/granted the amount of occupancy price will be recovered from the concerned kabjedars and the payment of compensation will be awarded.

Solatum :-

The statutory solatium of fifteen percent should be paid to the interested persons for compulsory nature of acquisition as per the section 23(2) of the L.A. Act, 1894.

Possession :-

The acquiring body has not taken over possession of land from the land owner by private negotiation and hence the question of payment of interest does not arise.

Payment of Advance compensation :-

In the present case no advance compensation has been paid to the interested persons.

DETAILS OF VALUATION :-

1. Land Value :-	23,553-75
2. Solatium	5,333-05
3. Measurement charges	3,130-00
4. Percentage charges.	866-80
Total :-	32,883-60

I, therefore, declare that :

(a) total area acquired ^{H.A.} 1-71.50

(b) the total amount of compensation payable to the interested persons is Rs.28,886-80 twentyeight thousand, eight hundred eightysix and Ps. eighty only

(c) the apportionment of compensation between coshares if any ~~xxxxxxx~~ may be made as per award statement.

The Executive Engineer B. & C. ~~En~~ Zilla Parishad Sangli has made provisions for the funds.

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

Sangli.
Dated 31-3-1982.

(P.N. Joshi)
Special Land Acquisition Officer,
No.4 Sangli.