Award unde section 11 of tje Land Acqui ition Act, 1894 made by Shri P.N.Joshi Special Land Acquisition Officer, No. 4 Sangli in respect of L.A. for Dhagewadi P.T. under Aitwade BK. Tahsil Walwa.

No. SPL/LAQ/SR- 72
Sangli 21-12-1981.

A W A R D

1. Title and particulars of notification and details of lands:

Acquisition of lands for construction of percolation Tank at Dhagewadi Tah . Walwa.

2. Notification under section 4 of the L.A. Act, 1894:-

Notification under section 4 was sent under No. SPL/LAQ/SR- 72 dated 29-8-1979 and it was published in the M.G.G. dated 27-9-1979 at page 3119.

3. Notification under section 6 of the L.A. Act, 1894:-

After holding enquiry under section 5-A of the Act, ~~and~~ section 6 notification was approved and sent to Govt. press by the Commissioner Pune,Dn. Pune's No. LAQ/RR-1047-80 dated 9-9-1980. The said notification was published in the M.G.G. dated 16-10-1980 at page3299 and 3300.

4. Land Notified for acquisition:-

The following lands were notified for the said acquisition under section 6 of the L.A. Act, 1894.

Village Dhagewadi Tahsil Walwa Dist. Sangli.

Gat No.	Area
2395	0-20
2392	0-05
2343	0-04

5. Reasons for the Award:-

The Executive Engineer, Minor Irrigation Dn. Zilla Parishad Sangli vide his letter No. MID/LA/WS-10103 dated 7-7-1972 ~~xxxxxxxxxxxxx~~ initiated a proposal for acquisition of lands for Percolation Tank at Dhagewadi.

The Collector of Sangli vide his endorsement No. LAQ/SR- dated directed the Special Land Acquisition Officer, No. 1 Sangli to start the land acquisition proceedings in this case. After the creation of this office this case was transferred on my file. The purpose of acquisition as stated in the acquisition proposal is in the interest of public in general and hence it is a public purpose as defined in the L.A. Act, 1894. The Commissioner Pune Dn. Pune accordingly notified the land under section 6 of the L.A. Act, 1894 under ordinary clause.

6 Area:-

The land to be acquired finally was jointly ~~ma~~ measured by the representative of the acquiring body and Survey Dept. The result of measurement work has beem mentioned in the J.M.P. and J.M.C. None of the interested persons has raised any objection to the area proposed foB acquisition and hence the area shown in the Joint measuremen Certificate is taken as true area for the purpose of awarding compensation.

7. Notices and ownership :-

Public notices under section 4(1) and 9(1)(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 5-A 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.

8. Situation and description :-

The lands under acquisition is situated at distance of 2 K.M. away from the village Dhagewadi. The lands under acquisition ~~ix~~ are of enferior type.

9. Site Inspection :-

The lands under acquiwition have been inspected by me alongwith the representative of the Acquiring Body on 21-7-1980. The land under acquisition is enferior type land.

10. Claim s:-

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

11. Valuation made by the Acquiring Body:-

The acquiring body has not prodeuced any valuation note in repsect of lands under acquisition.

12. Valuation :-

There are three methods of valuing the agricultural land in the Land Acquisition Act, The first method is on the basis of sales of lands under acquisition itself. The second method is on the basis of lands in the vicinity of recent past. The third method is on the basis of income i.e. capitalisation of net income. Out of the above three methods, the third method is to maintain farm accounts of expenditure and yield. Generally agricultu-rist do not maintain the farm accounts. Therefore it goes some what difficult to follow this method. Hence I am adopting the method based on sales statastics, for valuation of the lands under acquisition.

In this case lands from only one group having an assessment from Rs. 2-00 to 2-50 are comming under acquisition. So we shall consider only such sales having assessment from Rs. 2-00 to 2-50. In this case the section 4 notification has been published in the Govt. Gazette ~~xxx~~ dated 27-9-79. Thus it is the material date for our consideration. We shall consider the following sales.

Sr.No.	S. No.	Assessment (P. H.)	Year of sale.	Price fetched. (P. H.)
1.	1307	2-04	1975	842/-
2.	1354	1-80	1976	1060/-
3.	870	1-93	1978	5418/-
4.	2737	1-56	1979	3787/-

The sales at Sr. No. 1 and 2 are rejected as they have fetched very low price. The remaining two sales are very useful for our consideration for fixing up the value of lands under acquisition. The sale at Sr. No. 3 has taken place in the year 1978 whereas the sale at Sr. No. 4 has taken place in 1979. We most bear in mind that lands very enferior having maximum assessment of Rs. 2-50. On the basis of the above two sales price ~~xxxx~~ of lands under acquisition is fixed at Rs. 5000/- per hector and the same is awarded. An area of 0-06 A. is fallow land so as per the Govt. instructions of 19th April 1972, its value will be Rs. 12/-.

13. Trees:-

There are no trees in the lands under acquisiton and hence the question of payment of compensation does not arise.

14. Structures:-

There are no structures in the lands under acquisition hence no compensation is awarded for it.

15. Fencing compound walls etc.:-

There is no fencing compound or wall in the lands under acquisition. The question of payment of compensation therefore does not arise.

16. Damage on account of :-

1. Severances :-

2. Injurious affection :-

3. Loss of business godd will etc. :-

There is no severance, injurious affection, loss of business gooddx will etc. The question of payment of compensation therefore does not arise.

17. Tals and Wells:-

There are no Tals or wells in the lands under acquisition. The question of payment of compensation x therefore does not arise.

18. Inam Lands:-

The lands under acquisition are not belonging to Inam Category. The question of fixing the vluation as Inam land or the question fo recovery of Nazarana etc. therefore does not arise in this case.

19. Solatium :-

Besides the compensation, the statutory solatium at fifteen percent will be paid to the interested persons for the compulsory nature of aqquisition as per section 23(2) of the Land Acquisition Manual.

20 Possession :-

The possession of the lands under acquisition has been taken by the Acquiring Body by private negotiations The acquiring Body is therefore advised to pay interest in the form of rent xxxx from taking over possession up to the date of paymnnt at the prevxiling rates.

21. Advance compensation:-

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

22. Encumbrances:-

There are no encumbrances on the lands under acquisition.

23.

There are no tenants on the lands under acquisition.

24. Measurement and percentage Charges:-

This is not a Govt. project and hence the measurment and percentage charges are therefore leviable from the acquiring body i.e. Executive Engineer, Minor Irrigation Dn. Zilla Parishad Sangli.

1.	Measurement Charges :-	100-00
2.	Percentage Charges :-	100-00
	Total:-	200-00

25. Details of valuation :-

1.	Land Value :-	1,262-00
2.	Solatium :-	189-30
	Total :-	1,451-30

26. Award :-

As provided in section 11 of the Land acquisition Act, 1894, I hereby declare that:-

a) The true are of the land under acquisition is H. A. 00-31 .

b) The total amount of compensation payable to the interested persons is Rs. (1451-30) One thousand four hundred fifty one and paise thirty only.

c) The amount is payable to the persons as per apportionment statement enclosed.

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

O/C

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

Sangli.
21-12-81.

Award under section 11 of the Land Acquisition Act,1894 made by Shri P.N.Joshi, Special Land Acquisition Officer, No. 4, Sangli in respect of Percolation Tank at Dhagewadi Tahsil Walwa, Dist. Sangli.

-.-.-.-.-.-.-

No. SPL/LAQ/SR-72
Sangli 21/12/1981.

1. Title and particulars of notification and details of lands :-

Acquisition of lands for construction of percolation Tank at Dhagewadi Tahsil Walwa Dist. Sangli.

2. Notification under section 4 of the Land Acquisition Act,1894.

Notification under section 4 was sent under No. SPL/LAQ/SR-72 dated 29/8/1979 and it was published in the Maharashtra Govt. Gazette dated 27/9/1979 at page 3119.

3. Notification under section 6 of the Land Acquisition Act,1894.

After holding enquiry under section 5-a of the Act, section 6 notification was approved and sent to Govt. Press by the Commessioner Pune Division Pune's No. LAQ/SR-1047-80 dated-9/9/1980. The said notification was published in the Maharashtra Govt. Gazette dated 16/10/1980 at page 3299 and 3300.

4. Lands notified for acquisition.

The following lands were notified for the said acquisition under section 6 of the Land Acquisition Act,1894 village Dhagewadi Tahsil Walwa Dist. Sangli.

Gat. No.	Area H.A.
2395	0-20
2392	0-05
2343	0-04

5. Reasons for the award :-

The Executive Engineer, Minor Irrigation Irrigation Division, Zilla Parishad, Sangli vide his letter No. MID/LA/WS-10103 dated 7/7/1972 initiated a proposal for acquisition of lands for Percolation Tank at Dhagewadi. The Collector of Sangli vide his endoresement No. LAQ/SR dated directed the Special Land Atquisition Officer, No. 1 Sangli to start the la acquisition proceedings in this case. After the ceration of this office this case was transferred on my file. The purpose of acquisition as stated in the acquisition proposal is in the interest of public in general and hence it is a public purpose as defined in the Land Acquisition Act,1984. The Commissioner Pune Division Pune accordingly notified the land under section 6 of the Land Acquisition Act,1894 under ordinary clause.

6 Area :-

The land to be acquired finally was jointly measured by the pepresentative of the Acquiring Body and Survey Department. The result of measurement work has been mentioned in the Joint Measurement Certificate. None of the interested persons has raised any objection to the area proposed for acquisition and hence the area shown in the Joint Measurement Certificate is taken as true area for the purpose of awarding compensation.

7 Notices and ownership :-

Public notices under section 4(1) and 9(1)(2) of the Land Acquisition Act,1894 was duly published in the village, Tahsil Office as well as on the lands under acquisition. Similary individual notices under section 5-A and 9(3)(4) of the Act were also duly served on the persons known or belived to be interested in the land ~~axxxx~~ 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.

8 Situation and description :-

The lands under acquisition is situated at distance of 2 K.M. away from the village Dhagewadi. The lands under acquisition are of enferior type.

9 Site Inspection :-

The lands under acquisition have been inspected by me alongwith the representative of the Acquiring Body on 21/7/1980. The land under sequisition is enferior type land.

10 Claims :-

None of the interested persons has filed any claims for land ~~acquisition~~ compensation in this case at the time of enquiry under section 9(3)(4).

11 Valuation made by the Acquiring Body :-

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

12 Valuation :-

There are three methods of valuing the agricultural land in the Land Acquisition Act. The first method is on the basis of sales of lands under acquisition itself. The second method is on the basis of lands in the vicinity of recent past. The Third method is on the basis of income i.e capitalisation of net income. Out of the above three methods, the third method is to maintain farm accounts of expenditure and yeild. Generally agriculturist do not maintain the farm accounts. Therefore it goes some what diffcuilt to follow this method. Hence I am adopting the method based on sales statastice, for valuation of the lands under acquisition.

In this case lands from only one group having an assessment from Rs. 2-00 to 2-50 are comming under acquisition. So we shall consider only such haging assessment from Rs. 2-00 to 2-50. In this case the section 4 notification has been published in the Govt. Gazette dated 27/9/1979. Thus it is the meterial date for our consideration. We shall cnosider the following sales.

Sr. No.	S.No.	Assessment P.H.	Year of sale	Price fetched (P.H.)
1	1307	2-04	1975	Rs. 842/-
2.	1354	1-80	1976	Rs.1060/-
3.	870	1-93	1978	Rs.5418/-
4.	2737	1-56	1979	Rs.3787/-

The sales at Sr. No. 1 and 2 are rejected they have fetched very low price. The remaining two sales are very useful for our consideration for fixing up the value of lands under acquisition. The sale at Sr. No. 3 has taken place in 1979. We most bear in mind that lands very enferior having maximum assessment of Rs. 2-50 On the basis of the above two sales price of lands under acquisitio is fixed at Rs. 5000/- per hector and the same is awarded. An area of 0-06 A is fallow land so as per Govt. instructions of 19th April 1972, its value will be Rs. 12/-

13 Trees :-

There are no trees in the lands under acquisition and hence the question of payment of compensation does not arise.

14 Structures :-

There are no structures in the lands under acquisition hence no compensation is awarded for it.

15 Fencing compound walls etc. :-

There is no fencing compound or wall in the lands under acquisition. The question of payment of compensation therefore does not arise.

16 Damages on account of :-

1. Severances :-
2. Injousious affection .
3. Loss of business good will etc.

There is no severance, injourios affection, loss of business good will etc. The question of payment of compensation therefore does not arise.

16 Ina Lands :-

The lands under acquisition are not belonging to Inal C tegory. The question of fixing the valuation as Inam Land or the question of recovery of Nazrana etc. therefore does not arise in this case.

2 9 Solatium :-

Besides the compensation, the statutory solatium of 15% will

Beside the compensation, the statutory solatium at 15% will be paid to the interested persons for the compulsory nature of acquisition as per section 23(2) of the Land Acquisition Mannunal.

20 Possession :-

The possessionof the lands under acquisition has been taken by the Acquiriring Body by private negotiations. The Acquiring Body is therefore advised to pay interest in the form of rent form taking over possession up the date of payment at the previlling rates.

21 Advance Payment :-

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

22 Encumbrances :-

There are encubrances on the lands under acquisition.

23 Tanants :-

There are no tants on the lands under acquisition.

24 Measurement charges and percentage charges.

This is not a Govt. Project and hence the measurement and percentage charges are therefore loiable form the Acquiring Body i.e Executive Engineer, Minor Irrigation Division, (Zilla Parishad) Sangli.

1. Measurement charges.	:-	100-00
2. Percentage charges .	:-	100-00
	Total :-	200-00

25 Details of valuation :-

1. Land value.	1,262-00
2. Solatium.	189-30
	1,451-30

26 Award :-

As provided in section 11 of the Land Acquisition Act,1893 I hereby declare that :-

a) The true area of the land under acquisition is H.A 0-31.

b) The total amount of compensation payable to the interested persons is Rs. (1451-30) One thousand four hundred fifty one and paise thirty only.

c) The amount is payable to the persons as per apportionment statement enclosed.

The land having been ~~lawfully~~ finally acquired shall vest in Government free from all encubrances equities and tenure lowfully subsisting in favour of any persons than Govt.

Sangli.
21/12/1981

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

STATEMENT 'C'

SPL/LAQ/SR-72
Dated :- 21/12/1982

Statement showing compensation awarded by Special Land Acquisition Act,1894 to all the No.4 Sangli under section 11 of the Land Acquisition Act,1894 to all the persons in the plot situated in the village Dhagewadi Tahsil Walwa. Dist. Sangli.

Name of work :- Construction of Percolation Tank at Dhagewadi Tahsil Wadwa, Dist. Sangli.

No and date :- Declaration in the Maharashtra Govt. Gazette Part I viz Commissioner Pune Division Pune's No LAQ/RR-1047 dated 9/9/1980. and published in Gazette dated 16/10/1980 at page 3292,3300.

Sr. No.	Name of the interested persons.	Hissa.	Gat. No.	Area.	Rate awarded per hector.	Land value.	15% solatium	Total
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Shri Pundlaka Bapu Khot.	-	2395	0-20	5000/-	1000/-	150-00	1150-00
2.	" Hari Krishapa Sawant.	0-8-0	2392	0-05	5000/-	250-00	37-50	287-50
	" Taghu Maruti Sawant.	0-8-0						
3.	" Pradip Gulab Kale.		2243	0-06	200/-	12-00	1-30	13-80
	Total :-					1262-00	189-30	1451-30

Sangli.
21/12/1981.

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