Award under section 11 of the Land Acquisition Act 1894 made by Special Land Acquisition Officer No 4 Sangli for Krishna Kovna Lift Irrigation Scheme road going to pump house first stage, Village Takari, Tah Walwa

No SPL/LAQ/SR-495
Dated 14/1/91

AWARD

TITLE AND PARTICULARS OF NOTIFICATION AND DETAILS OF LANDS.

Acquisition of lands for Krishana Koyana Lift Irrigation Scheme road going to Pump House first stage village, Takari Tah Walwa Dist Sangli

NOTIFICATION UNDER SECTION 4 OF THE LAND ACQUISITION ACT 1894

1.	No and date	Special Land Acquisition Officer No 4 Sangli No SPL/LAQ/4/SR-495 dated 9/8/89.
2.	Date and page of Gazette which notification was published.	Maharashtra Govt Gazette Pune supppliment part I dated 9/11/89 on page 2436 and 2437.

Similarly the said notification was also published in two daily local news papers as per lands acquisition Amended Act 1894.

1. Daily Matwadi Dated 18/8/89
2. Navasandesh Dated 18/8/89.

The declaration u/s 4(1) was also published at Takari chabadi on 7/12/89.

Corrigendum to section 4 notification was published in M.G. Pune Division Pune suppliment part I dated 22/3/90 on page 702.

NOTIFICATION UNDER 6 SECTION 6 OF THE LAND ACQUISITION ACT 1894

1.	No and date	Commissioner Pune Dn Pune No LAQ/RR/5/433/90 dated 17/4/90.
2.	Date and page of Gazette in which the notification was published.	M.G.G. Pune Dn suppliment Part I dated 24/5/90 on page 1240 and 1249.

Similarly the notification was published in two daily news papers as per Land Acquisition Act.

1. Daily Rashtrashakti Dated 26/6/90.
2. Daily Prabhat Darshan Dated 26/6/90.

The declaration of notification u/s 6 was published at Takari Chavadi on 16/6/90.

LAND NOTIFICATION FOR ACQUISITION.

The below mentioned land have been notified from village Takari, Tahil Walwa, Dist Sangli under section 6 of the Land Acquisition Act 1894.

Ser No	Gat No	Area H.R.	Asst.	Asst per hector Rs, Ps,
1.	617 Part	0-02	0-19	9.50
2.	618 "	0-03	0-36	12.00
3.	625 "	0-12	1-27	10.58
4.	626 "	0-02	0-26	13.00
5.	627A "	0-05	0-68	13.60
6.	674 "	0-03	0-03	1.00
7.	676B "	0-03	0-70	23.33
8.	677A "	0-14	2.24	16.00
9.	678 "	0-06	0-96	16.00
10.	679 "	0-04	0-60 (0-60)	15.00
11.	680 "	0-03	0-28	9.33
12.	681 "	0-01	0-10	10.00
13.	682 "	0-01	0-10	10.00
14.	683 "	0-02	0.20	10.00
15.	684 "	0.01	0.10	10.00
16.	687 "	0.01	0.10	10.00
17.	688 "	0.01	0.10	10.00
18.	689 "	0.02	0.20	10.00
19.	690 "	0.02	0.24	12.00
20.	693 "	0.01	0.10	10.00
21.	694 "	0-01	0.10	10.00
22.	695 "	0.01	0.10	10.00
23.	697 "	0.01	0.19	19.00
24.	698 "	0.02	0.20	10.00

....3/-

Ser No	Gat No	Area H.R.	Asst	Asst per hector
25.	699 Part	0.01	0.10	10.00
26.	700 "	0.01	0.10	10.00
27.	703 "	0.01	0.10	10.00
28.	704 "	0.02	0.20	10.00
29.	709 "	0.04	0.40	10.00
30.	164 "	0.02	0.37	18.50
31.	197 "	0.00.75	0.10	13.33
32.	198 "	0.00.50	0.07	14.00
33.	199 "	0.01	0.12	12.00
34.	205 "	0.01	0.14	14.00
35.	206 "	0.01	0.13	13.00
36.	211 "	0.00.50	0.07	14.00
37.	212 "	0.00.50	0.07	14.00
38.	213 "	0.00.25	0.04	16.00
39.	214 "	0.00.25	0.04	16.00
40.	215 "	0.00.25	0.04	16.00
41.	216A "	0.00.25	0.04	16.00
42.	216B "	0.00.25	0.03	12.00
43.	221 "	0.00.25	0.03	12.00
44.	222 "	0.00.25	0.03	12.00
45.	230 "	0.00.25	0.04	16.00
46.	231 "	0.00.25	0.04	16.00
47.	240. "	0.04	0.62	15.50
48.	241. "	0.05	0.68	13.60
49.	243 "	0.00.50	0.07	14.00
50.	244 "	0.01	0.13	13.00
51.	245 "	0.01	~~0.01~~ 0.13	0.13.00
52.	247 "	0.03	0.37	12.33
53.	246 "	0.00.25	0.03	12.00
		1.03.25		

The Executive Engineer Krishna Koyna Lift Irrigation Scheme Dn Sangli has initiated this proposal under his letter No 418/89 dated 25.1.89 for acquisition of lands for Construction of Road going to Pump House first stage at Takari, Tal Walwa.

The Collector of Sangli under his letter No LA /RR-310 SR-90/89 dated 14.2.89 directed to Land Acquisition Officer No 4 Sangli to start land acquisition proceeding. The purpose of acquisition is in the interest of public hence it is public purpose.

The Commissioner Pune Dn Pune notified the lands under section 6 of the Land Acquisition Act under ordinary clause and appointed Special Land Acquisition Officer No 4 Sangli to perform the function in respect of the said lands under section 7 of land Acquisition Act 1894.

AREA

The lands under acquisition have been jointly measured by the representative of the acquiring body and survey department. The result of the measurement work is mentioned in the joint measurement certificate. The interested persons did not raise any objection to the measurement work carried out and hence the area shown in the joint measurement certificate is taken as true and final for awarding compensation for the lands under acquisition.

NOTICES AND OWNERSHIP

Publication under section 4(1) and 9(1)(2) of the Land Acquisition Act 1894 was made in village office, Tahsil office and on the land under acquisition. Individual notices u/s 4(1) were served upon the interested persons.

Similarly individual notices under section 9(3)(4) were served to the interested persons calling upon them to give their any about price of the lands involved in the proposed land acquisition proceedings.

OWNERSHIP

The entries in record of right of the land under acquisition are taken as base for deciding the ownership and for awarding compensation to the interested persons.

SITUATION AND DESCRIPTION.

The lands under acquisition are near to Gavthan of Takari, moreover these lands are situated at the bank of Krishna River. The Khatedars take Bagait crops on the water of River and private wells . The lands under acquisition are bagait lands.

The village Takari is at a distance of 10 K.M.s from Islampur which is Taluka Head Quarter. The facilities like post office, Grampanchayat, Bank, education are available ~~xxx~~ at in village, The village is connected with railaway line passing from Miraj to Pune Bombay. The State transport buses are regularly available in the village.

The main business of the Khatedars is agriculture, The crops are sugarcane Groundnut and Jowar are mainly taken in the village.

CLAIMS

In pursuance the notice u/s 9(3)(4) the interested persons have demanded compensation from Rs 60,000/- to 1,50,000/- per acre. This demand is too much.

....6/-

EVIDENCE IN SUPPORT OF THE CLAIMS.

The interested persons have not adduced any evidence in support of their claims. Hence their claim is discarded.

VALUATION BY ACQUIRING BODY

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

PANCH VALUATION.

The circle inspector of this office has made the panchnama on 10.1.1990 as under :-

1. Superior Jiravat land	80,000/-	per hector.
2. Medium lands	70,000/-	" "
3. Inferier	60,000/-	" "

The panchas have not given any evidence in support of valuation made by them hence panch valuation is discarded.

VALUATION.

The material date for valuing the lands under acquisition is the last date of declaration of notification u/s 4 of L.A. Act 1894. In this case the notification u/s 4 is published on 7/12/1989.

The sale instance of village Takari has been taken into consideration while to valuation the lands under acquisition. The sale instances have been stabiluted in from 'A'. The lands under acquisition have been classified on the basis of assessment as under.

......7/-

Group No	Assessment	Gat Nos
1.	0-01 to ~~XXXX~~ 1.25	674
2.	1.02 to 2.50	Nil.
3.	2.51 to 3.75	
4.	3.76 to 5.00	
5.	5.01 to 7.50	
6.	7.51 to 10.00	617,680,681,682,683,684,687, 688,689,693,694,695,698,699, 700,70?,704,709.
7.	10.01 to 12.50	618,625,690,199, 216B,221,222, 247,246.
8.	12.51 & above	626,627,A,676B,677A,678,679, 697, 164,197,198,205, 206, 211,212,213,214,215,216,A 230,231,240,241,243,244 and 245C.

GROUP NO 8

The lands having assessment per hector 12.51 and above are included in this group. The following sale instances are available for discussion in this group. ~~XXXXXXXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~.

Ser No	Value per hector	Date of sale
1.	1,11,111/-	11.2.85
2.	90909/-	13.6.85
3.	21739/-	13.?.86
4.	1,50,000/-	5.1.89
5.	2,54,545/-	29/9/89

The sales at Ser No 1,4&5 have fetched very high va-lue while sale at S.No No 2 also has fetched high value. such type of sales do not indicate the true & correct value. Hence these sales are discarded. In my opinion sale at Ser No 3 is genuine sale. It took place on 13/?/86 and its per hector value is Rs 217?9/-.

.....8/-

The material date in this case is 7/12/89. The sale taken into consideration took place 3 years prior to material date. Taking into consideration the increase in prices during last 3 years it will be proper to fix Rs 24000/- per hector hence I fix as compensation per hector of the Jirait lands in group No 8. The lands included in this group are bagayat lands the are taking bagayat crops on well water and private schemes on rever. Hence these lands are treated seanal Bagayat lands. The compensation equal to 1½ times at Jirayat lands is required to be awardes to seasonal bagayat lands. The 1½ times at bagayat comes to Rs 36000/-P.H. of compensation to the lands included in group No 8.

GROUP NO 7 The lands having assessment per hector between Rs 10.01 to 12.50 are included in this group. The following sale instances are available for discussion in this group.

Ser No	Value per hector	Date of sale.
1.	41666/-	4.12.84
2.	3333/-	21.2.85
3.	83333/-	11.3.86
4.	107142/-	16.4.86

The sales at Ser No 1,3,& 4 have fetched high value while sale at ser No 2 fetched very low value. Such type of sales do not indicate the correct & true value of the sale hence all the above sales are discarded. Now there is no other sale available for discussion in this group.

The lands in this group also are seasonal bagayat. The quality of these lands is inferior to some extent than the lands included in group No 8. I have now fixed the value in group No 8 as Rs 36000/- per hector. Hence in my opinion the value of lands in this group is required to be reduced by Rs 2000/- than value fixed in group No 8. Thus value will be Rs 36000/- minus Rs 2000/-, 34000/-. Hence I fix Rs 34000/- per hector compensation in group No 7.

GROUP NO 6 The lands having per hector assessment between Rs 7-51 to 10.00 are included in this group.

.....9/-

The following sale instances are available for discussion in this group.

Ser No	Value per hector	Date of sale
1.	33333/-	4.4.85
2.	154716/-	18.7.85
3.	70833/-	18.7.85
4.	42881/-	27/2/86
5.	1,83,333/-	7.2.89

sales at Ser No 2 & 5 have fetched very high value. The sales at Ser No 1,3,& 4 have also comparatively fetched high value. Such type of sales do not indicate true and correct value of the sales. Hence all the above sales are discarded. Now there is no any other sale remained for discussion in this group.

The lands in this group are seasonal Bagayat lands. As discussed in group No 7 it will be proper to reduce value by Rs 2000/- than the value fixed in group No 7. ~~It will be proper to reduced value by Rs 2000/- than the value fixed in group No 7.~~ Thus value will be Rs 34000/- minus Rs 2000/- = 32000/-. Hence I fix Rs 32000/- as compensation, per hector in group No 6.

GROUP NO 5

The lands having per hector assessment between 5.01 to 7.50 are including in this group. The following sale instances are available for discussion in this group.

Ser No	Value per hector	Date of sale
1.	43478/-	4.11.85
2.	19047/-	3.10.86
3.	142857/-	31.5.88
4.	89473/-	1.9.88
[illegible]	250,000/-	13-4-89

sales at Ser No 3 and 5 have fetched very high value while sales at Ser No 1 and 4 have comporatively fetched high value. Taking into consideration the type of land in this group, the sale at Ser No 2 has fetched low value such type of sales do not indicate true and correct value of sale. Hence all the above sales are discarded. Now there is no any other sale for discussion in this group. The lands in this group are seasonal Bagayat. As discussed in group No 7, it will be proper to reduce value in this group by Rs 2000/- than value fixed in group No 6. Hence value will be Rs 32000/- minus Rs 2000/- =30000/. So I fix Rs 30,000/- compensation per hector for the lands included in group No 5.

GROUP NO 4.

The lands having per hector assessment between Rs 3.76 to 5.00 are included in this group. There are no sales available in this group for discussion. The lands in this group are seasonal Bagayat. As discussed in group No 7, it will be proper to reduce value in this group by Rs 2000/- than the value fixed in group No 5. Hence value will be Rs 30,000/- minus Rs 2000/-= 28000/-, So I fix Rs 28000/- per hector as compensation of the lands included in Group No 4.

GROUP No 3

Lands having per hector assessment between 2.51 to 3.75 are included in this group. The following sale instances are available for discussion.

Ser No	Value per hector	Date and sale.
1.	30,000/-	8.7.87

There is only one sale available in this group. The area included in this sale is only 0.03 areas. This sale took place against the provisions of fragmentation and consolidation Act. Such type of sale does not indicate the correct and true value of the transaction. Hence this sale is discarded. Now there is no other sale for discussion in this group. The lands included in this group are seasonal Bagayat. As discussed in group No 7. it will be proper to reduce value in this group by Rs 2000/- than the value fixed in group No 4. Hence value will be Rs 28000/- minus Rs 2000/-= 26000/-, So I fix Rs 26000/- per hector as compensation of lands included in group No 3.

GROUP NO 2

Lands having assessment per hector between Rs 1-26 to 2.50 are included in this group. The following sale instances are available for discussion in this group.

Ser No	Value per hector	Date of sale
1.	2272/-	23.10.85
2.	1,26,315/-	27.4.88
3.	47619/-	17.11.88

Out of the above sales, sale at Ser No 2 has fetched very high value. The sale at Ser No 3 pertains to a fragment of land which took place against the provisions of Fragmentation and consolidation Act. Moreover, sale at Ser No 1 has fetched very low value . Such type of sales do not indicate correct & true value of sales. Hence all the above sales are discarded. Now there is no any other sale available for discussion. The lands in this group are seasonal Bagait. As discussed in group No 7, it will be proper to reduce value in this group @ No 3. Hence value will be Rs 26000/- Minus Rs 2000/-= 24000/-.
@ by Rs 2000/- then the value fixed in group

SO, I fix Rs 24000/- per hector as compensation for the lands included in group No 2.

GROUP NO 1

The lands having assessment per hector between Rs 0-01 to 1-25 are included in this group. No sale instances are available for discussion in this group. The lands in this group are inferior to some extent than the lands included in group No 2. I fixed value of the lands in group No 2, as Rs 24000/- per hector. Hence in my opinion, it will be proper to reduce value of this group by Rs 2000/- than the value fixed in group No 2. Hence value will be Rs 24000/- minus Rs 2000/-=22000/-, So I fix Rs 22000/- per hector as compensation of the lands included in group No 1.

STRUCTURES.

No structures are under acquisition.

TREES.

There are fruit trees like Mango & coconuts, in Gat No 645,625 and 626. The valuation of these trees has been made by the Dy Director of Horticulture Sangli and the same is accepted.

FENCING COMPOUND WALLS ETC.

No fening compound etc is under acquisition.

DAMAGES ON ACCOUNT OF SEVERANCE INJURIOUS ETC.

After acquisition of any part of land, the area remaining with Khatedar is less than 10 gunthas, then,it is necessary to award some compensation for such lands. As per provisions, compensation equal to 1/10th of market value is required to be awarded for the grament less than 10 Gunthas. Such compensation is awarded to the following lands.

......13/-

Sr No	Gat No	Total area	Area under acquisition.	Area remaining with Khatedar after acquisition.	Amount awarded.
1.	625 P	0.20	0.12	0.08	272/-
2.	681 P	0.03	0.01	0.05	160/-
3.	682 P	0.06	0.01	0.05	160/-
4.	683 P	0.10	0.02	0.08	256/-
5.	684 P	0.07	0.01	0.06	1012/-
6.	687 P	0.09	0.01	0.08	256/-
7.	688 P	0.09	0.01	0.08	256/-
8.	693 P	0.09	0.01	0.08	256/-
9.	694 P	0.06	0.01	0.05	160/-
10.	695 P	0.08	0.01	0.07	22 4/-
11.	698 P	0.10	0.02	0.08	256/-
12.	699 P	0.08	0.01	0.07	224/-
13.	700P	0.08	0.01	0.07	22 4/-
14.	702 P	0.10	0.01	0.09	288/-
15.	164 P	0.07	0.02	0.05	180/-
16.	197 P	0.05	0.00.75	0.04.25	157/-
17.	198 P	0.04	0.00.50	0.03.50	126/-
18.	205 P	0.06	0.01	0.05	180/-
				Total Rs	[illegible]82[illegible]/-

ENCUMBRANCES

Bank dues are outstanding on the lands bearing Gat Nos 617,627-A,676B, 677A,688,211,240 and 247. These dues should be recovered at the time of final payment.

TALLS AND WELLS

No tals and wells under acquisition.

...14/

POT KHARAB

No pot kharab area is under acquisition.

INAM LANDS.

No inam lands are under acquisition. However lands bearing Gat Nos 625,680,681,682,683,684,687,688,689,690, 693,694,695,697,698,699,700,703,704, and 709 are ~~xxxxxxxxxk~~ regranted on new tenure. Hence amount equal to 10% assessment is deducted from Market Value.

GOVT LANDS.

No Govt land is under acquisition.

TENANTS.

No tenants are in the lands under acquisition. However condition of sec 43 of Tenents Act is entered on V.F.VII-XII of Gat Nos 617,626,678,679,231,241,243,245 and 247. Hence ~~xx~~ amount equal to 40% of assessment is deducted for market value of these lands.

POSSESSION.

The possession of the acquired lands has been taken over by acquiring body private negotation.Therefore the acquiring body should pay interest in the from of rent to the interested persons from the date of taking over possession by private negotition and fix the date of declaration of award or taking over possession. whichever is earlier.

SOLATIUM

Besides the compensation the statutory solutium at the @ 30% should be paid to the interested persons ~~a~~for compulsory nature of acquisition as per section 23(2) of the land acquisition act 1894.

COMPONENT.

The new component at 12% should be paid to the interested persons vide sec 23(IA) from the date of declaration of notification under section 4 till the date of declaration of award or taking over possession of the lands whichever is earlier.

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MEASUREMENT AND PERCENTAGE CHARGES.

Acquisition is on Govt account, hence question of recovering measurement and percentage charges, does not arise.

DETAILS OF VALUATION.

1.	Land value	Rs 36,775=00
2.	Structures	Rs Nil.
3.	Trees.	Rs 2435.00
4.	Component @ 12%	Rs 4312=00
5.	Solatium @ 30%	Rs 11767=00
6.	Sererance charges	Rs ~~[illegible]=00~~ 3828200
	Total	Rs ~~[illegible]=00~~ 5911200

AWARD

As provided in section 11 of the Land Acquisition Act 1894. I hereby declares that:-

(a) the true area of the lands under acquisition is

H. R.
1.08.25

(b) the total amount of compensation payable to interested persons is Rs ~~[illegible]=00~~ 5911200

The lands having been finaly acquired shall west Govt free from all encumbrances and equities.

Sangli.

Date.

[signature]
Special Land Acquisition Officer
No 4 Sangli.