

acquisition Award under section 11 of the Land Acquisition Act 1894
made by Shri B.K. Kamble, Special Land Acquisition
Officer No 4 Sangli lands in respect of Krishna Koyna Lift
Irrigation scheme for pump house at Takari, Tal Walva.

No SPL/LAQ/IV/SR- 462
Dated 30/3/1988.

AWARD

TITLE AND PARTICULARS OF NOTIFICATION AND DETAILS OF LANDS.

Acquisition of lands for Krishna Koyna Lift Irrigation
scheme pump house. village Takari Tah Walva
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/SR= 462
Dated 31/5/1988
2. Date and page of Maharashtra Govt Gazette Pune
Gazette which suppliment Part I dated 31.7.1988
notification was page 1180
published.

Similarly the said notification was also published in two
daily local news papers as per lands acquisition Amended
Act 1984.

1. Daily Prabhat Dharshan Dated 3.6.1988
2. Daily Matwadi Dated 3.6.1988

Corrigendum to section 4 notification was published in
M.G. Pune Division Pune suppliment Part 1 dated _____ on
page.

Similarly the said corrigendum also published in two
daily news papers as shown below..

1. Daily _____ Dated _____
2. Daily _____ Dated _____

NOTIFICATION UNDER SECTION 6 OF THE LAND ACQUISITION ACT 1894

1. No and date

Commissioner Pune Dn Pune's
No LAQ/ 28-2-5776
dated 21.11.1923

2. Date and page of
Gazette in which the
notification was
published.

M.G.G. Pune Dn suppliment
Part I dated 26.1.1929.
on page 192.

Similarly the notification was published in two daily
news papers as per land acquisition act.

1. Daily

20/3/1929

Dated

Lalkar 2/3-1929

2. Daily

18/3/1929

Dated

Muramba 18/3/29

LAND NOTIFICATION FOR ACQUISITION.

The below mentioned lands have been notified from
village Takari Tehsil Walya. Dist Sangli.
under section 6 of the Land Acquisition Act 1894.

Gat No	Area H.R.	Gat No	Area H.R.
614 Part	0-01	635 Part	0-02
615 "	0-03	636 "	0-03
616 "	0-03	637 "	0-03
617 "	0-04	638 "	0-03
627a "	0-12	639 "	0-06
628 "	0-09	640 "	0-07
629 "	0-04	641 "	0-03
630 "	0-09	642 "	0-03
631 "	0-08	643 "	0-04
632 "	0-04	644 "	0-22
633 "	0-04	645 "	0-19
634 "	0-12		
			<u>1.71</u>

The Executive Engineer Krishna Korna Lift Irrigation Scheme Dn Sangli has initiated a proposal under his letter No 1/73/87 dated 6/2/1988 for acquisition lands for Construction of Pump house at Takari, Tal. Walva.

The Collector of Sangli under his order No GB/LA/SR= 12/87-88 dated 13/1/1988 directed to land acquisition Officer No 4 Sangli to start land Acquisition proceeding. Subsequently this proposal is transferred to this office files. The propose of acquisition is in 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 3 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)(2) and 9(1)(2) of the Land Acquisition Act 1894 was made in village office Tahsil office and on the lands acquisition.

....4/

Similarly individual notices under section 4 and 9(3)(4) were served to the interested persons calling upon them to give their say 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.

TENURES.

The land under acquisition are old (Khalsa lands).

SITUATION AND DESCRIPTION. The land is situated at the southern
side of the interest. The persons have demanded the compensation of the lands.
at the present market rate.

EVIDENCE IN SUPPORT OF THE CLAIMS.

The interested persons have not adduced any evidence in support of their claims.

VALUATION BY ACQUIRING BODY

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

PANCH VALUATION. I have

The circle inspector of this office has made the panchnama
14/3/1989.
on _____ as under :-

- | | |
|-----------------------------------|------------------------------------|
| 1. Superior Jiravat/Medium lands. | Rs 80,000 ⁰ per hector. |
| 2. Medium lands. | Rs 60,000 " " |
| 3. Interiors. | Rs 40,000 " " |

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 date of publication of notification u/s 4 of L.A. Act 1894. In this case the notification u/s 4 is published on 21.7.1988.

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 form 'B'. The lands under acquisition have been classified on the basis of assessment as under.

Group No	Assessment	Gat No	Area H. R.
I-II	3-75 to 8-00	614 Part	0-01
VI	7-51 to 10-00	615 Part	0-02
		617 "	0-04
			<u>0-12</u>
VII	10-01 to 12-30	616 Part	0-03
		628 Full	0-03
		629 "	0-04
		630 "	0-03
		631 "	0-03
		632 "	0-04
		633 "	0-04
		634 "	0-12
		635 "	0-03
		636 "	0-03
		637 "	0-03
		638 "	0-06
		639 "	0-06
		640 "	0-07
		641 "	0-03
		642 "	0-07
		643 "	0-04
		644 "	0-25
		645 Part	<u>0-12</u>
			1-44
VIII	12-31 to 15-00	627 Part	0-13

GROUP NO III

The lands included in this group are having an assessment range between Rs 2-51 to 3-75.

There are six sale instances in this group at Sr No 3, 4, 6, 10, 19, and 22. The per hector price of these sales come to Rs 50,000-00, 70,000, 30,000, 10,000, 56666-00 and 66666-00 respectively. These sales have fetched very high prices and hence these sales have been discarded.

GROUP NO IV

The lands included in this group are having an assessment range between Rs 3-76 to 5-00. There are only two sale instance at Sr No 6 and 7. The per hector price of these sales comes to Rs 40,000 and 2,14285-00 respectively. These sales also appear very high and hence these sales have been also been discarded.

GROUP NO V

The lands included in this group are having an assessment range between Rs 5-01 to 7-50.

There are only 4 sale instances in this group at Sr No 2, 14, 20 and 21. The per hector price of these sales come to Rs 19048-00, 50,000, 89473 and 33333-00 respectively.

The sales at Sr No 14, 20, ²¹ have fetched high value and hence these sales have been discarded. The sale at Sr No 2 appear ~~not useful for valuing the lands under acquisition.~~ ~~The sale at Sr No 21 is also not useful for valuing the lands under acquisition.~~ It is effected two years prior to publication of notification u/s 4 of L.A. Act. Taking into consideration the rising trend of prices day to day I propose land rate at Rs 30,000/- per hector for group No V.

GROUP NO VI

The lands included in this group are having an assessment range between Rs 7-51 to 10-00.

There is only one sale at Sr No 1. Its per hector price comes to Rs 50,0000-00.

Useful for valuing the lands under acquisition.

This sale has fetched very high price and hence it is discarded. I have already fixed the land rate at Rs 30,000/- per hecter of group No V. Taking into consideration the land rate I propose land rate at Rs 32000-00 per hecter for group No VI.

GROUP NO VII

The lands included in this group are having an assessment range between Rs 10-01 to 12-50.

There is one sale at Sr No 11. Its per hecter price comes to Rs 53333-00 which is very high and hence it is discarded. I have already fixed the land rate at Rs 27000-00 for group No VI. Taking into consideration the land rate fixed in group No VI at Rs 32000/- per hecter I propose land rate at Rs 34000/- per hecter for group No ~~VI~~ VII.

GROUP NO VIII

The lands included in this group are having an assessment range between Rs 12-50 to 15-00.

There is only one sale at Sr No 15 which has fetched very low price i.e. Rs 7142.00 and hence this sale is discarded. I have already fixed the land rate at Rs 34000/- per hecter for group No VII. Taking into consideration, the land rate fixed in group No VII, I propose land rate at Rs 36000-00 per hecter for group No VIII.

I therefore fix the land rates of all the groups as under

Sr No	Assessment per hecter	Group No	Rate per hecter fixed.
1.	2-51 to 3-75	III	Rs 26000/-
2.	3-76 to 5-00	IV	Rs 28000/-
3.	5-01 to 7-50	V	Rs 30,000/-
4.	7-51 to 10-00	VI	Rs 32,000/-
5.	10-01 to 12-50	VII	Rs 34000/-
6.	12-51 to 15-00	VIII	Rs 36000/-

8 -

MEASUREMENT CHARGES.

This is State Govt project hence it is not necessary to recover measurement charges.

PERCENTAGE CHARGES.

This is State Govt Project, hence it is not necessary to recover percentage charges.

STRUCTURES.

There are no structures in the lands under acquisition.

TREES.

There are no trees in the lands under acquisition.

FENCED COMPOUND WALLS ETC.

There is no fencing or compound wall in the lands under acquisition.

DAMAGES ON ACCOUNT OF

- | | |
|-----------------------------------|------|
| 1. Services. | Nil. |
| 2. Injuries. | Nil. |
| 3. Losses business food will etc. | Nil. |

No fragment has been formed due to the acquisition in this case. Hence question of awarding compensation on this factor does not arise.

9 -

Reg

~~No fragment has been formed due to the acquisition in this case. Hence question of awarding compensation on this factor does not arise.~~

TALLS AND WELLS.

There are no talls and wells in the lands under acquisition.

POT KHARAB

Pot Kharab lands should be valued at the rate of Rs 200/- per hectare.

Fragment

INAM LANDS. There are inam lands under acquisition in the lands in Ghat No 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643 and 644. The above lands are interior village lands. ~~Govt lands are~~ ^{There are} assessed at a rate equal to 10 times the assessment has been recovered as conversion value in the apportionment statement.

There are no Govt lands under acquisition.

TENANTS. There are tenanted lands in Ghat No 614, 615, 616, 617 and 645. These lands have been purchased under ³²⁷ proceedings. An amount of 40 times assessment has been recovered from apportionment.

POSSESSION.

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

SOLUTION

Besides the compensation the statutory solution at the @ 30% should be paid to the interested persons 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 from the date of notification under section 4 till the date of declaration of award or taking over possession of the lands under acquisition, whichever is earlier.

~~XX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXX~~

Acquired lands which ever is earlier.

1. Land value	Rs	57,784=00
2. Talls and wells	Rs	Nil.
3. Structures	Rs	Nil.
4. Trees	Rs	Nil.
5. Component @ 12%	Rs	4822=00
6. Solatium @ 30%	Rs	17336=00
7. Measurement charges	Rs	Nil.
8. Percentage charges	Rs	Nil.

79,742=00

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=71

b) the total amount of compensation payable to interested persons is Rs 79742=00

The lands having been finally acquired shall vest in Govt free from all encumbrances and equities.

Sangli.

Dated : 30.3.23

[Signature]

(B.K. KARBLE)

Special Land Acquisition Officer
No 4 Sangli.