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 Improvement to Kasegaon-Tambave-Shigaon road section Tambave K.M. 0/0 to 5/0 village Navakhed Tahsil Walwa, Dist. Sangli

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SPL/LAQ/SR-85(II)
Sangli.

AWRD.

Title and particulars of notification and details of lands.

Acquisition of land from Improvement to Kasegaon-Tambave-Shigaon road Section Kasegaon to Tambave K.M. 0/0 to 5/0 village Navakhed Tahsil Walwa Dist. Sangli.

Notification under section of the L.A. Act,1894.

1.	No and date.	:-	Special Land Acquisition Officer, No. 4 Sangli 's No. SPL/LAQ/SR-15[illegible] dated 14/8/1978.
2.	Date and page of gazette in which notification was published.	:-	Maharashtra Govt. Gazette Pune Dr Suppliment Part I dated 7/9/1978 at page 2245.

Corriedndum to Sec. 4 Notification.

1.	No and date	:-	Special Land Acquisition Officer's No. 4 Sangli's No. SPL/LAQ/SR-85 dated 31/7/1979.
2.	Date and page of gazette in which corrigendum was published.	:-	Maharashtra Govt. Gazette Pune Division Suppliment Part I dated 20/9/1979. At Page 2990

Notification under section of the L.A. Act,1894.

1.	No. and date.	:-	Commissioner Pune Division Pune' notification No. LAQ/RR/1179/SS/ ~~atxpxgex2889~~ dated 23/8/1979.
2.	Date and page of gazette in which notification was published.	:-	Maharashtra Govt. Gazette Pune D Suppliment Part I dated 4/10/197[illegible] at page 3388,3389.

Lands notified for acquisition.

The below mentioned lands of village Navakhed Tahsil Walwa Dist. Sangli have been notified under Sec.6 of the L.A.Act,1894

Gat. No.		Area H.A.
907/2	Part	0-06
907/3	"	0-02
907/4	"	0-01

Gat No.		Area H.A.	Gat. No.		Area H.A.
907/5	Part	0-03	917	Part	0-07
908	"	0-01	859	"	0-02
909	"	0-01	860	"	0-02
910	"	0-00.~~50~~ 51	861	"	0-01
911	"	0-00.51	862	"	0-02
912	"	0-00.51	863	"	0-05
913	"	0-00.51	866Ø1	"	0-03
914	"	0-00.51	899	"	0-02
915	"	0-00.51	900	"	0-02
916	"	0-01	901	"	0-02
905	"	0-03	902	"	0-02
906	"	0-03	903	"	0-02
867	"	0-03	904	"	0-02
868/1	"	0-03	660	"	0-01
661	"	0-01	644	"	0-14
869	"	0-02	874	"	0-02
875	"	0-00.51	876	"	0-00.51
877	"	0-01	895	"	0-01
896	"	0-04	897	"	0-01
898-B	"	0-01	653	"	0-10
654	"	0-04	655	"	0-01
656	"	0-01	657	"	0-00.51
658	"	0-00.51	659	"	0-01
646	"	0-01	673	"	0-00.51
674	"	0-00.51	1692	"	0-03

<u>Reasons for award</u> :-

The Executive Engineer, Public Works Division, Sangli under his letter No. Works/LA/WS/1348/6246 dated 6/1/1976 has intiated the proposal for acquisition of lands for Improvement to Kasegaon-Tambave-Shigaon road section Kasegaon to Tambave. The Collector Sangli vide his endt No. LAQ/RR/695 dated 10/1/76 has directed the Special Land Acquisition Officer to start the land acquisition proceedings in this case as usual. The purpose of acquisition is in the interest of the public in general and hence it is a public purpose within the meaning of para 31 of the L.A. Manual. The lands were accordingly notified under section 6 of the L.A.Act 1894 uner ordinary ~~xxxxxx~~ clause and the Commissioner Pune Dn., has appointed Special Land Acquisition Officer No. 4 Sangli under clause 9 of the section 3 of the Act to perform the functions of the Collector for all proceedings hereafter to be taken in respect of the land.

Area :-

The lands under acquisition were jointly measuremed by the representative of the Acquiring Body and the Survey Deptt. The result of the measurement work has been mentioned in the Joint Measurement certificate. The interested persons did not raise any objection ~~for~~ on the Joint Measurement and hence the area shown in the Joint measurement certificate is taken as true and final for awarding compensation for the land.

Notices and ownership :-

Public notices under Sec.4(1) of the L.A.Act of 1894 were published in Tahsil Office, Village Chawadi and on the lands under acquisition. Similary individual notices were also served on the interested persons calling upon them to give their objections if any to the acquisition and hence the lands were notified under Sec.6 of the L.A.Act,1894.

Ownership :-

The entries in the R of R of lands under acquisition are taken basis for deciding the ownership and for awarding compensation amount to the interested persons.

Situation and Description :-

The lands under acquisition have been inspected alongwith the representatives of the Acquiring Body. The lands are medium to fertile having as assessment from Rs. 3 to 10. The lands are situated in the inferior and they do not have any necessary potential.

Claims :-

In responce to the notice under Sec. 9(3)(4) the interested persons have claimed the following.

Shri Baburao Krishana Teli the landowner os S.No. 907/5, 907/2 and 660 of village Navakhed had demanded Rs. 20,000/- per acre as a compensation. He has not filed any documentary evidence and therefore his claim is rejected. The rest of the landowners did not remain present on the date of enquiry eventhough the notices were duly served on them.

Evidence by the Acquiring Body :-

The Acquiring Body body has not produces valuation note in respect of lands under acquisiton.

Valuation :-

In this case I am resorting to the method of valuation on the basis of sales of lands in the vicinity of land under acquisition in the recent past. The land under acquisition have been grouped in the following 3 groups on the basis of their assessment.

Group No. I. Lands having assessment from Rs. 3/- to Rs. 6/-
Group No. II. Lands having assessment from Rs. 6/- to Rs. 8/-
Group No. III. Landa having amount assessment from Rs. 8/- to Rs. 10/-

To decide the value of lands in Group No. I we shall take into consideration the following sale instances.

Sr.No.	Year of sale	S.No.	Assessment	Price fetched.
1.	1977	663	5-00	Rs. 8100-00
2.	1978	671	3-60	Rs. 7500-00
3.	1978	846	5-30	Rs. 5000-00
4.	1975	644	6-00	Rs. 5700-00

The sales at Sr.No. 3,4 are rejected as they have fetched very less price. The sale at Sr.No. 1 is also rejected as it is on higher side. The sale at Sr.No. 2 is most reasonable and represents the value of the lands under acquisition. Moreever this sale transaction took place in the year 1978i.e the year in which Sec. 4 notification has been published. In view of this price of lands in this group is fixed at Rs. 7500/- P.H. and the same is awarded.

For determining value of lands in Group No. II we have got only the ~~above~~ following one sale for our cosideration. This sale

Sr.No	Year of sale	S.No	Assessment	Price fetched
1	1971	732	7-00	Rs 11800/-

took place in the year 1971. Moreover this sale does not represent the correct value of lands under acquisition in this group. For the lands in Group No. I we have fixed a price of Rs. 7500/- P.H. The lands in Group No. II are more fertile and superior. Taking into consideration this aspect and the price fixed for lands in Group No. I the price of lands in Group No. II is fixed at Rs. 10,000/- P.H.

For determining the value of lands in Group No. III we have got the following sales.

Sr.No.	Year of sale	S.No.	Assessment	Price fetched.
1.	1976	837	9-00	Rs. 23,900/-
2.	1979	432	9-00	Rs. 58,000/-

The above two sales cannot be considered because they have fecthed abnormally high price. For the lands in Group No. II we have fixed a price of Rs. 10,000/- P.H. The lands in Group No. III are much more fertile. Taking this aspect into consideration the price of lands in Group No. III is fixed Rs. 15,000/- P.H. and the same is awarded.

Tress :-

There are no trees standing in the land under acquisition and hence no compensation is awarded for it.

Structures :-

There are not structures in the lands under acquisition hence no compensation is awarded for it.

Fencing, Compund Wall etc.

Fencing or compound walls are not constructed by the interested persons in the lands under acquisition. No compensation is therefore to be awarded on this account.

Damages on account of Severance, Injurious affection, Loss of Businses or good will will etc.

The interested persons are not entitled for compensation as no severance is formed and there is no loss of business of good will and injuries affection in this case.

Pot Kharab lands :-

From perusal of Joint Measurement Certificate and Joint Measurement Plan it isseen that no pot kharab lands are under acquisition. Hence valuation of por Kharab lands does not arise.

Tals and wells :-

There are no tals, bunds etc constructed in the lands under acquisition and hence question of payment of compensation in this respect does not arise.

Inam Lands :-

The floowing five gat Nos are Devesthan Inam Class III category of Shri Bahirav Deo.

Gat Nos. 907/1 to 907/5

Cash allowance in lieu of lump-sum payment of compensation will be made to theInamdars.

Watna Lands :-

Gat. No 875 is Patil Watan VI-B. In view of this the Compensation amount will be paid to Shri Shamrao Ganu Patil the landowner after ~~[illegible]~~ recovering 13 times assessment i.e conversion value from him.

Gat Nos 898 B and 897 ~~are 897~~ are regranted on new and impertiable tenure and hence an amount equal to 20 times assessment will be deducted for conversion of tenure. The conversion value will be credited to the budget head "229 L.R. and rest of the amount will be paid to the interested persons.

Solatium :-

Besides the compensation, the statutory solatium at fifteen percent should be paid to the interested persons for the compulsory nature of acquisition as per section 23(2) of the Land Acquisition Act,1894.

Possession :-

The possession of lands under acquisition has been taken over by the Acquiring Body i.e Executive Engineer, Public Works Division Miraj by private negotiations. Therefore the Acquiring Body will pay rental compensation under Sec. 34 ~~at the rates on~~ which the Acquiring Body has taken possession till the date of final payment of compensation amount. If the Acquirng Body has taken possession prior to December 1979 it will pay rent 6½ %. If the possession is taken after December 1979, it will have pay 8% rent to the landowners.

Payment of advance compensation.

No payment of advance compensation has been made to the interested persons in this case.

Details of valuation.

The details of valuation is given as under :-

1.	Land value	:-	12,359-50
2.	15% solatium.	:-	1,853-92
	Total	:-	14,213-42

Total Rs. (14,213-42) Ps Rupees fourteen thousand two hundred thirteen and Ps fortytwo only.

Award :-

I, therefore, declare that total area acquired is 1 H 16.12 R one hector and sixteen point twelve R and amount of compensation os Rs. 14,213-42 Ps Fourteen thousand two hundred thirteen and Ps. forty only.

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

The statement of award under sec.11 of the L.A.Act showing the details of valuation and apportionment statement of compensation awarded to each interested persons are prepared and enclosed herewith.

This is Govt. project and hence measurement and percent charges are not leviable in this case.

Sangli :- 20-7-81

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

STATEMENT 'C'

(II). Statement showing compensation awarding by Special Land Acquisition Officer, No. 4 Sangli under section 11 of the Land Acquisition Act,1894 to all the persons in the plot of land situated in the village, Navakhed Tahsil Walwa, Dist. Sangli.

...k :- Improvement to Kasegaon Tambave Shigaon road section Kasegaon to Tambave K.M. 0/0 to 5/0 village Navakhed Tahsil Walwa, Dist. Sangli.

...e :- Commissioner Pune Division Pune's No. LAQ/RR/1179/SS/79 suppliment Part I dated 4/10/1979 at pages 3328, 3329.

	Name of the interested persons.	Hissa	S.No.	Area.	Rate awarded per hector.	Land value.	Solatium	Total.	Remarks.
		3.	4.	5.	6.	7.	8.	9.	10.
	Shri Ramu Bala Patil.		876	0-00.51	7500/-	38-25	5-73	43-[illegible]	
	" Bapu Daji Chavan.		867	0-03	"	225-00	~~22.75~~ 33-75	258-75	
	" Hambira Rau Gunjavate.		915	0-00.51	"	12-75	1-91	14-66	
	" Nivarti Rau Gunjavate.	0-5-4	"	"	"	12-75	1-91	14-66	
	Smt. ~~[illegible]~~ Sushala Tukaram Gunjavate.	0--54	"	"	"	12-75	1-91	14-66	
	Shri Bhanudas Ganpati Gunjavate.		214	0-00.50	"	38-25	5-73	43-98	
	" Balku, Islwaro Appa Gunjavate.		913	0-00.51	"	38-25	5-73	43-98	
	" Shamu Nana Gunjavate.		912	0-00.51	"	38.25	5-73	43-98	
	" Bapu Yashwant Gunjavate.		911	0-00.51	"	38.25	5-73	43-[illegible]	
[illegible]	" Bhimarao Rama Gunjavate.		909	~~0-00.51~~ 0-00.01	"	75-00	11-25	86-[illegible]	
11.	" Mahadev Krishana Gunjavate.		910	0-00.51	"	38-25	5.73	43-[illegible]	
12.	" Shankar Yashvant Pawar		673	0-00.51	"	38-25	5-73	43.[illegible]	
13.	" Ananda Dada Patil		659	0-01	"	75-00	11-25	86-[illegible]	
14."	" Yeshavant Tukaram Patil		658	0-00.51	"	38-25	5-73	43-[illegible]	
15.	" Vishnu Bala Nayakvadi	0-4-0	653	0-00.10	"	187-50	28-13	215-[illegible]	
16.	" Shankar Bala Nayakvadi	0-4-0	653	0-00.10	"	187-50	28-13	215-[illegible]	
17.	" Dinkar Bala Nayakvadi	0-4-0	653	0-00.10	"	187-50	28-13	215-[illegible]	
18.	" Manik Bala Nayakvadi	0-4-0	653	0-00.10	"	187-50	28-13	215-[illegible]	
19.	" Haribuva Ramburva Bodale	0-3-0	661	0-01.	"	37-50	5-62	43-[illegible]	
20.	" Bhavan Krishana Patil	0-4-0	661	0-01	"	18-75	2-82	221-[illegible]	
21.	" Arvand Krishana Patil	0-4-0	661	0-01	"	118-75	2-81	21-[illegible]	
22.	" Babu Krishana Toli		660	0-01	"	75-00	11-25	86-[illegible]	
23.	" Vishnu Chandru Mang		838 B	0-01	"	75-00	11-25	86-[illegible]	
24.	" Dhondi Tatya Kamble		897	0-01	"	75-00	11-25	86-[illegible]	
25.	" Mohan Pandurang Patil		896	0-04	"	300-00	45-00	345-[illegible]	
26.	" Baburao Rashunath Patil		877	0-01	"	75-00	11-25	86-25	

			3.	4.	5.	6.	7.	8.	9.	10.
	Shri	Mohan Pandurang Patil.		806	0-04	200-00 7500/-	[illegible]-00 300-00	245-00 45-00	345-00	
	"	Baburao Ragunath Patil.		877	0-01	"	75-00	11-25	86-25	
	"	Krishana Patil.	0-4-0	874	0-02	"	37-50	5-63	43-13	
	"	Akaram Krishana Patil.	0-4-0	"	"	"	37-50	5-63	43-13	
	"	Pandurang Krishana Patil.	0-4-0	"	"	"	37-50	5-63	43-13	
	"	Tukaram Krishana Patil.	0-4-0	"	"	"	37-50	5-63	43-13	
	"	Yashwant Tukaram Patil.		360	0-02	"	150-00	22-50	172-50	
4.	"	Mahdeo Tuka Chavan.		868/1	0-03	"	225-00	33-75	258-75	
5.	"	Baburao Bhamudas Patil.	0-4-0	864	0-00.51	"	9-57	1-44	11-01	
36.	"	Shamrao Bhamudas Patil.		"	"	"	9-56	1-43	10-99	
37.	"	Abaso Bhamudas Patil.		"	"	"	9-56	1-43	10-99	
38.	"	Hanamant Bhamudas Patil. M.G. Padule.		"	"	"	9-56	1-43	10-99	
39.	~~Nivariti~~ "	Nivariti Krishana Kirdak.		646	0-01	"	75-00	11-25	86-25	
40.	"	Ramchandra Krishana Patil.		361 363 363 362	0-01 0-03 0-03 0-02	" " "	75-00 375-00 275-00 112-50	11-25 56-25 [illegible] 16-88	86-25 431-25 [illegible] 129-38	
41.	"	Mahdeo Vitoba Patil.	1-12-0							
42.	Smt.	Anandibai Shamrao Patil.	0-4-0	"						
43.	Shri	Ramu Bala Patil.		875	0-00.51	10,000/-	51-00	7-65	58-65	
44.	"	Vithoba Datu Gunjavate.		916	0-01	"	100-00	15-00	115-00	
45.	"	Parsharam Babaji Gunjavate.		908	0-01	"	100-00	15-00	115-00	
46.	"	Yashwant Tuka Patil.	0-8-0	657	0-00.51	"	25-50	3-83	29-33	
47.	"	Ananda Dada Patil.	0-8-0	"	"	"	25-50	3-83	29-33	
48.	Smt.	Radha Tuka Patil.	0-8-2	656	0-01	"	50-00	7-50	57-50	
49.	Shri.	Yashwant Tuka Patil.	0-2-0	"	"	"	50-00	7-50	57-50	
50.	"	Ashok, Ramesh, Arun, Prakash Yashwant Chavan.		655	0-01	"	100-00	15-00	115-00	
51.	"	Vilas Yashwant Kirdak.	0-8-0	654	0-04	"	200-00	30-00	230-00	
52.	"	Shivaji Yashwant Kirdak.	0-8-0	"	"	"	200-00	30-00	230-00	
53.	"	Shamrao Krishana Kadam.		644	0-14	"	1400-00	210-00	1610-00	
54.	"	Baji Ragunath Patil.		835	0-01	"	100-00	15-00	115-00	
55.	"	Baburao Dada Patil.	0-4-0	1692	0-03	"	75-00	11-25	86-25	
56.	"	Dilip Babu Patil.	0-4-0	"	"	"	75-00	11-25	86-25	
57.	"	Chajan Babu Patil.	0-4-0	"	"	"	75-00	11-25	86-25	
58.	"	Shanjav Babu Patil.	0-4-0	"	"	"	75-00	11-25	86-25	

Contd.---3.

	3.	4.					
Shankar Abaji Kulkarni.		905.	0-03	15,000/-	450-00	67-50	517-50
its. Shakaram Rama Kolje. Dinkar Joytiram Kolje. Dilip -do- Kolje.	0-8-0 0-4-0 0-4-0						
ri. Gopal Vithoba Ghabak.		904	0-02	"	300-00	45-00	345-00
Uahav Anant Kulkarni.		903	0-02	"	300-00	45-00	345-00
anants . Ramchandra Pandurang Mirajkar.							
Shri. Babu Daji Chavan.		902	0-06	"	300-00	45-00	345-00
" Aba Tuka Patil. " Vesant Tuka Patil		901	0-02	"	300-00	45-00	345-00
. Bhairav Deo waivathdar Krishanabai Bhau Teli Tanants. 1. Dada Daynu Teli. 2. Dalu Krishana Teli.		2075 907/5	0-03	"	450-00	67-60	517-50
55. Devasthan Inam Land Class II wathivatdhar Khashaba Mahdu Teli.		900/4	0-01	"	150-00	22-50	172-50
66. Devastan Inam Land ClassII Vahivatdar- 1. Laximibai Lingappa Teli		907/3	0-02	"	300-00	45-00	345-00
67. Devasthan Inam Land Class III Vahivatdar- 1.Balu Krishana Teli		907/2	0-06	"	900-00	135-00	1035-00
69. Shantaram Bala Chavan	0-8-0	860	0-02	"	22-50 150-00	22-50	172-50
70. Krishana Bala Chavan	0-8-0	860	0-02	"	150-00	22-50	172-50
71. Radhabai Govind Teli Tenents - 1. Bhanudas Ganapati Gunjavate 2. Balaku Appa Gunjavate 3. Ieshavara Appa Gunjavate 4. Shivaji Appa Gunjavate 5. Kundalik Chandru Gunjavate		917	0-07	"	1050-00	157-50	1212-50
72. Hindurao Vishanu Patil	0-8-0	906	0-03	"	225-00	33-75	953-75
73. Baburao Nana Chavan	0-8-0	906	0-03	"	225-00	33-75	958-75
74. Ananda Krishana Pawar		900	0-03	"	300-00	45-00	345-00
75. Sarajerao Krishana Pawar		900	0-02	"	300-00	45-00	345-00

3.	4.	5.	6.	7.	8.	9.	10.
1 Vitoba Ghabak	899	0-02	15,000/-	300-00	45-00	345-00	
...satan Inam Pandurang Dev ...watdar- ...hvant Bapu Patil.	866/1	0-03	"	225-00	33-75	258-75	
		Total :-		12359-50	1853-92	14213-42	

...ngli.
...ted :-

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