

Award under/section 11 of the Land Acquisition Act, made by Shri.
B.W. Landge, Special Land Acquisition Officer No.5, Sangli in respect
of the Land Acquisition for Morna Medium Irrigation Project
(Submergence) at village : Padali Tahsil: Shirala.

No.SPL/LAQ/V/SR-28
Office of the Special Land
Acquisition Officer No.5,
Sangli.
Date:- 23/9/1986

A W A R D :

1) Title and particulars of Notification and details of Land
Acquisition of Land from Village: Padali Tal: Shirala Dist: Sangli
for Construction of Morna Medium Irrigation Project (Submergence)

A) No. and date. Special Land Acquisition Officer, No.5 Sangli
No.SPL/LAQ/V/ Sr.28 dated 30-1-1980.

B) Date & page of Gazette in which notification was published. Maharashtra Government Gazette Pune Dn.
Suppliment part No. I, dated 28.7.80 published
at page No.718 and page No.719.

C) Corrigandum to the Notification No. and date. Special Land Acquisition Officer No.5, Sangli
No.SPL/LAQ/V/SR-28 dated 17.7.1981

D) Date and page of Gazette in which corrigandum to sect.2279 4 published. Maharashtra Govt.Gazette Pune Dn.suppliment
part I dated 13.8.81 published at page No.

3) NOTIFICATION u/a 6 of the Land Acquisition Act.1894.

A) No. and date Commissioner Pune Dn.Pune Notification No.
LAQ/RR/838-ss-82/28 dated 15.7.1982.

B) Date and page of Gazette in which notification was published. Maharashtra Govt.Gazette Pune Dn.suppliment
part-1 dated 19.8.1982 at page No.2228 and
2229

4) Corrigandum to the Notification. No.SPL/LAQ/V/SR/28/79 dated 23/6/83.

4) LANDS NOTIFIED FOR ACQUISITION:

Village: Padali Tadawale Taluka: Shirala Dist: Sangli.
& Antri.

Padali: 196/1, 196/2, 196/3 part, 196/4, 196/5, 200/1, 200/2, 200/3,
200/4, 200/5, 200/6, 201/1, 201/2, 201/3, 202/1, 202/2,
202/3.

5) Reason for Award:

The Executive Engineer Morna Medium Irrigation Division Sangli who is the acquiring body has under his letter No. --- dated 20-11-78 intited the proposal to acquire certain lands at village: Padali Tadawale Taluka: Shirala for constriction of & Antri (BK) Morna Medium Irrigation Project at Village: Padali Tadawale and Antri (BK).

The Collector of Sangli under his androement No. LAQ/RR-1221 dated 12.11.76 --- Dated --- directed the Special Land aquisition Officer No.5, Sangli to start the land Acquisition Proceedings. The purpose of Acquisition as stated in the proposal forwarded by the Executive Engineer Minor Irrigation Division Sangli for the purpose of construction of Morna Medium Irrigation Project at village: Padali Tadawale and Antri (BK) Taluka: Shirala District: Sangli which is in the interest of public in general and he ce it is public purpose.

The Commissioner Pune Dn. Pune under his Notification No. LAQ/RR/838ss/82 dated 19-8-1982 under section 6 of the Land Acquisition Act, published therein the Maharashtra Government Gazet Pune Division suppliment part-I Pune Dn. dated the 19-8-1982 on page 2228 and 2229 declared that the lands, notified in the schedule to the above notification are required for the purpose of Morna Medium Irrigation Project (Submergence) at village: Padali Tadawale and Antri (BK) and appointed the Special Land Acquisition Officer No.5, Sangli under clause 'C' of section 3 of the Land Acquisition Act, 1894 to perform the functions of a Collector for all the proceedings hereafter to be taken in respect of the said land also directed the Special Land Acquisition Officer to take order for the acquisition of the said lands under section 7 of the land acquisition act.

6) AREA

The land under acquisition jointly measured by the representative of the Acquiring body and the survey Department. The results of the Measurement work is mentioned in the joint-measurement certificate. The interested persons did not raised any objections to the measurement work so carried out and hence the area shown in the joint measurement certificate is taken as true and final for awarding compensation for the land.

The area of the lands under acquisition in the present case are as under.

S.No. Area Assessment. Village.

196/1	0-60	
	P.K. 0-77	
196/2	0-49	
196/3	0-49	
196/4	0-50	
196/5	0-49	
200/1	0-04	
200/2	0-48-6	
200/3	0-36-3	
200/4	0-20-2	
200/5	0-29-1	
200/6	1-81	
201/1	0-40	
202/2	0-12	
201/3	0-18	
	P.K. 0-04	
202/1	0-28	
202/2	0-14	
202/3	0-12	
	Total 7-00-2	Total.. 7-81-2
	P.K. 0-81	

7) NOTICE AND OWNERSHIP:

Public notices under section 4(1) of the land Acquisition Act, 1954 were published in the Tahsil office village Chavadi and on the lands under acquisition. Similarly section 4(1) notices were also served on the interested persons calling on them to give objections to the proposed acquisition. No one out of the interested persons objected to the acquisition and hence the land were notified under 6 of the land acquisition act.

Section 9(1)(2) notices were published in Tahsil office, village chavadi and on the lands under acquisition. Similarly section 9(3)(4) notices were served on the interested persons calling on them to state their interest in the lands their claims for compensation and their objections if any to the measurement made under section 8 of the Land Acquisition Act.

8) OWNERSHIP:

The entries in the Record of Right of the lands under acquisition are taken as base for deciding the ownership and for awarding compensation amount to the interested persons.

9) TENURE:

All the lands under acquisition are old tenure (Khalasa lands).

10) SITUATION AND DESCRIPTION:

The lands under acquisition are situated at a distance of about 1 K.M. from village padali gothan. The village padali is at a distance at 7 KM. from Shirala. The building activity near about this village is practically nil. There is no possibility at any applications for non agricultural purpose in near future. There is no weekly bazaar in this village. The people have to go the Shirala for Bazar which is about 7 KM from the village. There is primary schooling facility but for secondary schooling the children have to go to Shirala. There is no medical facility in this village. At Shirala ample medical facility is available. The S.T. Bus is available on the main road Shirala chandoli at Biur or Shirala which is about 7 K.M. from the village. The Populations of the village is according to the 1971 census.

CLASSIFICATION OF LANDS:

The periods of the lands coming under acquisition in this case are of good quality Jirayat and Bagayat lands. The Jirayat land has potentiality of converting in Bagayat ~~sight~~ either by well irrigation, lift irrigation or Morna River. The average

assessment of these lands is between Rs. 0-01 to Rs. 15-00 P.H.
The Maximum assessment of Jirayat land under acquisition is upto
Rs. 3.28 Per hectare.

However for convenience the lands are classified as under.

<u>Assessment^{pt} Lands.</u>	<u>Class of land.</u>
Jirayat Rs. 0-01 to 1-25	IX
1-26 to 2-50	VIII
2-51 to 3-75	VII
3-76 to 5-00	VI
5-01 to 7-50	V
7-51 to 10-00	IV
10-01 to 12-00	III
12-51 to 15-00	II
15-01 to 17-50	I
Bagayat Rs. 0-01 to 1-25	VIII
1-26 to 2-50	VII
2-51 to 3-75	VI
3-76 to 5-00	V
5-01 to 7-50	IV
7-51 to 10-00	III
10-01 to 12-50	II
12-51 to 15-00	I

Taking into consideration the assessment at the lands their fertility and actual ^{use} the lands are classified as discussed detail in the General Valuation at which appended to this award.

Pot Kharab

The details of pot kharab land is as under.

S.No.	P.K.Lands.
196/1	P.K. 0-77
201/3	P.K. 0-04
	0-81

11) CLAIMS:

The statement showing the claims made by the interested persons who remained present in response to the notices under section 9 of the land Acquisition Act. is enclosed (Annexure 'A') The remarks in respect of the claims are recorded in the last column.

12) EVIDENCE IN SUPPORT OF CLAIMS:

The interested persons have not adduced any evidence in support of their claims. They have only stated in their statement that the compensation may be awarded at present market rates.

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13) VALUATION BY ACQUIRING BODY:

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

14) PANCH VALUATION:

In the panchanama dated 4-6-83 the circle Inspector has made the valuation of the lands under acquisition shown below.

- | | |
|-------------|---------------|
| 1) Jirayat. | Rs. 15,000-00 |
| 2) Bagayat. | Rs. 30,000-00 |

The valuation is made according to the estimation of the panchas. The Circle Inspector has not divided the lands in various groups on the basis of their soil classification and fertility of the land. Moreover it is an estimation and not correct valuation; the panchas have not produced any oral or or documentary evidence in support of their estimation on or the land valuation. The panchanama made by the Circle Inspector will not be usefull for fixing the proper valuation the lands under acquisition. I therefore, discard the panchnama.

15) PREPARATION OF SALES PLAN:

The map showing the sale transactions that took place in the vicinity of the lands under acquisition is prepared and kept on record.

16) VALUATION:

The material date for valuing the lands under acquisition is the date of publication of the Notification under section 4 of the land acquisition Act. In this case notification under section 4 was published in the Maharashtra Government Gazette on 28.2.80 and therefore, this date is the material date for valuing the lands under acquisition.

A General Valuation Note covering 6 villages which have been notified for acquisition for this project has been prepared and the said General valuation note from part I of this award

for the various reasons given in the said General valuation note and in conformity with the detailed discussion made therein, the land values estimated for each category at lands mentioned above are as under. The compensation at the below mentioned rates should therefore be paid to the interested persons.

Class of land Rate per hectares.

Bagayat class.	I	24000/-
	II	22000/-
	III	20000/-
	IV	18000/-
	V	17000/-
	VI	16000/-
	VII	15000/-
	VIII	14000/-
Jirayat class.	I	21000/-
	II	19000/-
	III	17000/-
	IV	15000/-
	V	13000/-
	VI	11000/-
	VII	10000/-
	VIII	9000/-
	IX	8000/-

As regards pot kharab area compensation should be paid at the rate of Rs. 200/- per hectore.

18) STRUCTURES:

The following structures and constructions are coming under acquisition.

Sr.No.	Survey No.	Name of Kabjadar.	type of structure.	valuation.
1)	196/4	Bali Sadhu Pawar.	4 Tals	490-00
	196/3	Vithu Chandru Patil.	2 Tals.	290-00
	200/5	Pandu Bala Patil	2 Tals	40-00
	200	Keru & Khandu Rama Patil.	5 Tals.	310-00
2)	200/1	Ganapati Rama Patil etc.	Well	7290-00
Total..Rs..				8420-00

The said structures have been jointly inspected by the Jr. Engineer at the acquiring body and special land Acquisition Office and Circle Inspector from this office The Executive Engineer N.I.I Sangli has made the valuation of the structures and well which is

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reasoned i.e. I accept the same and order that the compensation at these rate should be paid to the respective owners.

19) TREES :

These are various type of Big and small size trees i.e. Mango, Jabbul, Chinch, The detail statement of trees is enclosed herewith The asstt. Director of Agricultural (cash crops) Miraj who consulted for valuation at there trees The valuation obtained from him has been should in the Appedix 'E' The valuation made by the agricultur l Dept. has been accepted i.e. Rs. Rs. 8971-40/-

20) FENSING COMPOUND WALLS ETC:

There are no fensing or compound walls in the lands under acquisition and hence the question of awarding compensation on this account does not arises.

21) DAMAGES ON ACCOUNT OF:

- 1) Servences. Nil
- 2) Injuries affections. Nil
- 3) Loss of business food will etc. Nil.

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

22) Inam Lands:-

S.No. 202/1 is Inam land hence necessary O.P. should be recovered and Govt. credited in to govt. Account.

23) SOLATUM :

Besides the compensation the statutory solatium at the Thirty percent should be paid to the interested persons for compensation natures of acquisition as per section 23(2) of the land acquisition act.1894.

24) POSSESSION:

The possession of the lands under acquisition has already been taken by the Acquiring body by private Negotiations. The Horna Dam is accordingly under construction .The possession under provision of the land acquisition act. has not been handedover to the Acquiring body.

25) ENCUMBRANCES:

There are encumbrances of society on the below mentioned lands. 200/1, 200/2, 200/4 and 200/6. The compensation amount should be paid to the respective owners on satisfaction of society dues or on production of No objection certificate from the society.

Sangli Dist.Co-Operative Land M.^{Burk} There are encumbrances of the bank on the below mentioned land S.No.200/2 and 200/4,

The compensation amount should therefore be paid to the respective land owners on satisfaction at bank dues at on productions of No. objection certificate from the bank.

Other Encumbrances:

There is encumbrances of Mortgage of Shri Rawaji Manachand Gujar in other rights i.e. on S.No.200/1 without possession. which is not deleted from R. of R consent of the persons concerned should be obtained before payment similarly consent at Shri Hanamant Abaji Hasabani and Chunilal Balaran Shah should be obtained.

26) TENANTS: There are no tenants.

27) MEASUREMENT AND PERCENTAGE CHARGE: The acquiring body is state Govt hence question does not arise to recover the measurement and percentage charges.

28) PAYMENT OF ADVANCE COMPENSATION: ---N I L---

29) DETAILS OF VALUATION:

1) Land Value	Rs. 90296-00
2) Tall /	Rs. 1130-00
3) WXX	well Rs. 7290-00
4) Severances	Trees Rs. 8971-40
5) Solatium 30%	Rs. 32306-20
6) Interest 12%	Rs. 72683-65
7) Total.	Total 2,19,682-25

30) AWARD: As provided in section 11 of the Land Acquisition Act.

1894 I hereby declare that,

a) the true area of the lands acquisition H X R
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b) The total amount of compensation payable is Rs.. 2,19,682-25 (Rs. two lakhs nineteen thousand six hundred eighty two & Ps.twentyfive only).

c) The amount of payable to the persons as per paragraphs No.22, 23 and 24 and according to the statement 'C' enclosed.

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

S A N G L I

Dated:- 24/4/86

Special Land Acquisition,
Officer No.5, Sangli.

Taluka: Shirala.

S.No. Survey No. Name of Interested persons. Detailed Findings of the Special Land Acquisition Officer

Interested persons have not given their specific claims for compensation of the lands under acquisition for Jirayat/Bagayat at N.A. Nature Gaonhan nature. However they/he told at that time of enquiry u/s 9(3) that they should be given compensation at the rate prevailing in market at vicinity of the village.

Looking to the assessment the type of lands their normal yields in Jirayat/Bagayat/Gaonhan variety and normal rate per guntha in the village I have fixed following rates for the land to be acquired.

Sr.No. Class of Land Rate offered.

Bagayat-	I	24000/-
	II	23000/-
	III	20000/-
	IV	18000/-
	V	17000/-
	VI	16000/-
	VII	15000/-
	VIII	14000/-
Jirayat-	I	21000/-
	II	19000/-
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