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Award under section 11 of the Land Acquisition ~~Officer~~, ~~Act~~ ~~1894~~
Act, 1894 made by Shri P.N. Joshi, Special Land Acquisition Officer,
No. 4 Sangli in respect of Water Supply Scheme of village Rathare-
Dharan Tahsil Walwa Dist. Sangli.

No. SPL/LAQ/SR-208
Office of the Special Land
Acquisition Officer, No. 4 Sangli
Dated :- 12/3/1982.

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

Acquisition of lands for Rathare Dharan Water Supply Scheme
village Rathare Dharan.

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

Notification under section 4 was sent under No. SPL/LAQ/SR-208
dated 22/5/1981 and it was published in the M.G.G. on 9/7/1982 at
page 1859, 1860. Then corrigendum to the notification under section
4 was published in the M.G.G. dated 26/11/1981 at page 3459.

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 submitted ~~submitted~~ which has approved and sent
to Govt. Press by the Commissioner, Pune Division, Pune's letter
No. LAQ/RR-2283-SS-81 dated 9/12/1981. The said notification was
published in the M.G.G. dated 17/12/1981 at page 3656.

4. Land notified for acquisition :-

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

Village :- Rathare Dharan

Tahsil :- Walwa

Dist. Sangli.

Gat. No.

Area in H.A.

2360 Part
2320 B part

0-11
0-01

5. Reasons for award :-

The Executive Engineer, Environmental Engineering Works
Division, Sangli vide his letter No. TB-2/1647 dated 10/4/1982

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initiated a proposal for acquisition of lands for Rathare Dharan Water Supply Scheme at village Rathare Dharan. The Collector of Sangli vide his endt. No. LAQ/SR-1343 dated 21/4/1982 directed the Special Land Acquisition Officer, No. 4 Sangli to start the land acquisition proceedings in this case. 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, 1894. The Commissioner, Pune Division, Pune accordingly notified the land under section of the Land Acquisition Act, 1894 under ordinary clause.

6. Area :-

The land to be acquired finally was jointly measured by the representative of the Acquiring Body and Survey Department. The result of measurement work has been mentioned in the Joint Measurement Plan and Joint Measurement Certificate. None of the interested persons have raised any objection to the area proposed for acquisition and hence the area shown in the joint measurement certificate is taken as true 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 5a and 9(3)(4) of the Land Acquisition Act were also duly served on the persons known or belived 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 are of medium type having assessment for Rs. 4.50 to 7-50. The lands are situated adjacent to the Peth

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hiraala road. The lands do not have any N.A. potential as there are no development activities in this area.

9. Sopt Inspection :-

The lands have been inspected alongwith the representative of the Acquiring Body on . During the Sopt Inspection it was seen that there are no trees structures well & Tals coming under acquisition.

10. Claims :-

None of the interested persons have filed any claim at the time of enquiry under section 9(3)(4).

11. Valuation made by the Acquiring Body:-

The Acquiring Body has not sent any valuation note in respect of lands under acquisition.

12. Valuation :-

There are three methods of valuing the agricultural lands in the Land Acquisition Act, 1894. 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 based on the accounts maintained by the farmers regarding expenditure and yield. Out of the above three methods, the third method is to maintain farm accounts of expenditure and uield. Generally agriculturist 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 statistics, for valuation of the lands under acquisition.

In this case lands from only one group having an assessment from 4-50 to 7-50 are coming under acquisition.

In this case section 4 notification has been published in the M.G.G. dated 9th July 1981 and this is the material date for us. We have got the following sales for our consideration.

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Sr. No.	S.R.No.	Asstt.	Year of sale	Price fetched.
1.	385/8	4-34	1974	Rs. 1547/- P.H.
2.	1360	4-49	1979	Rs. 10,526/- P.H.
3.	1452	1280	1980	Rs. 8335/- P.H.
		7-80		

The sale at Sr. No. 1 is discarded is has fetched abnormally low price. The remaining two sales are useful for our consideration. The sale at Sr. No. 2 is slightly on higher side. Taking into consideration this fact, the price of lands is fixed at Rs. 10,000/- per hector on the basis of sale instance at Sr. No. 3 and the same is awarded.

13 Trees :-

There are no trees in the lands under acquisition and hence the question of payment of compensation on this account 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 walls in the lands under acquisition. The question of compensation therefore does not arise.

16 Damages of account of :-

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

There are no severances injurious affection, loss of business good will etc. The question of payment of compensation on this account does not arise.

17 Tals and Wells :-

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Tals and Wells :-

There are no Tals and Wells in the lands under acquisition. The question of payment of compensation thereof does not arise.

18. Inam Lands :-

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

19. Solatium :-

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

20. Possession :-

The possession of the lands under acquisition has been taken over by the Acquiring Body by private negotiation. The Acquiring Body is therefore advised to pay interest in the form of rent from taking over possession up to the date of payment at the prevailing 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. There are no tenants on the lands under acquisition.

24. Measurement and percentage charges :-

This is not a Govt. project and hence the measurement and percentage charges therefore leviable from the Acquiring Body i.e. Executive Engineer, Environmental Engineering Works Division, Sangli.

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1. Measurement Charges	:-	50-00
2. Percentage Charges	:-	100-00
Total	:-	150-00

25. Details of valuation :-

1. Land value	:-	1200-00
2. Solatium.	:-	180-00
Total	:-	1380-00

26. Award :-

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

- The true area of the land under acquisition is 00-12 A
- The total amount of compensation payable to the interested persons is Rs. 1380-00 One thousand three hundred eighty only.
- The amount is payable to the persons as per apportionment statement enclosed.

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

Sangli :-
12/3/1982.

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