Award under section 11 of the Land Acquisition Act,1894 made by Shri B.K.KAMBLE, Special Land Acquisition Officer, No.4 SANGLI. land acquired in respect of 33/11 K.V. Sub station village Walwa, Tahsil Walwa, Dist. Sangli.

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No. SPL/LAQ/SR-329
Dated :- ~~/11/1986~~ 8-12-1986

AWARD

A) TITLE AND PARTICULARS OF NOTIFICATION AND DETAILS OF LANDS :-

Acquisition of lands for establishment of 33Ø11 K.V. Sub station at Walwa, Tahsil Walwa, Dist. Sangli.

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

1. No. & date.	:- Special Land Acquisition Officer, No. 4 Sangli's letter No. SPL/LAQ/ SR-329 dated 16/10/1985.
2. Date and page of Gazette in which notification was published.	:- Published in Maharashtra Govt. Gazette Pune Division Suppliment Part I dated 3/10/1985 on page No. 2686 & 2687

~~DAILY PRATIDHAVANI~~

The said notification was also published in two daily news papers as per provision in the Land Acquisition Amended Act, 1984.

Published in Daily Pratidhavani dated 30/10/1985

Published in Daily Matwadi dated 1/11/1985.

Notification under section 6 of the Land Acquisition Act,1894.

1. No. & date.	:- Commissioner, Pune Division, Pune's No. LAQ/RR-657 SAN/86 dated 16/4/86
2. Date and page of Gazette in which notification was published.	:- Published in Maharashtra Govt. Gazette Pune Division Suppliment Part I dated 29/5/1986 at page No. 1573 & 1574.

The said notification was also published in two daily news papers as per provision in Land Acquisition Amended Act, 1984 as shown below.

Published in Daily Sangli Samachar on ~~16~~ 17/5/1986

Published in Daily Matwadi on 13/5/1986

Lands notified for acquisition :-

The below mentioned lands are notified for acquisition from village Walwa, Tahsil Walwa, Dist. Sangli.

S. No.	Area. H.R.
170/1 Part	0-77
~~170/1~~ 171/1 Part	0-21
	0-98

Reasons for award :-

The Executive Engineer, Civil Construction cum Maintanance Divisiol, Maharashtra Electricity Board, Sangli has initiated a proposal under his letter No. SCD/Tech/Walwa land/~~1928~~ 1923 dated 16/7/1984 for acquisition of lands for establishment of 33/11 K.V. sub station at Walwa, Tahsil Walwa, Dist. Sangli. The Collector, Sangli under his endt. No. GB/LAQ/SR-6/Walwa/ dated 23/8/1984 has directed the Special Land Acquisition Officer, No. 4 Sangli to start the land acquisition proceedings as usual. The purpose of acquisition is in the interest of public and it is a public purpose as defined in para 31 of the Land Acquisition Mannual. The lands were accordingly notified under section 6 of the Land Acquisition Act,1894 under ordinary clause and the Collector has appointed the Special Land Acquisition Officer, No. 4 Sangli under clause (c) of the section 3 of the Land Acquisition Act,1894 to perform the functions of the Collector for all the proceedings hereinafter to be taken in respect of the land.

Area :-

The lands under acquisition were jointly measured by the representative of the Acquirig Body and the Survey Department. The result of the measurement work has been mentioned in the Joint Measurement certificate and Plan. The interested persons did not raise any objection to the measurement work carried out and hence area shown in the Joint Measurement Certificate is taken as ture and final for awarding compensation for the lands.

Notice and ownership :-

Public notices under section 4(1) and 9(1)(2) of the Land Acquisition Act,1894 were published in the Tahsil Office and village Chavadi and on the lands under acquisition. Similarly individual notices under section 4(2) and 9(3)(4) of the Land Acquisition Act were also served on the interested persons calling upon them to give their say about price of lands involved in the proposed ~~xxxxxxxx~~ land acquisition proceedings.

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.

Situation and description :-

I have inspected the site alongwith the representative of the Acquiring Body on 29/7/1986. The lands under acquisition are situated in the village Walwa and southern side of the village.

Claims :-

The interested persons who appeard at the time of enquiry under section 9(3)(4) of the Land Acquisition Act,1894 have not produced any evidance for valuation of the lands under acquisition. However they have demanded the value at Rs. 20,000/- per acre. Their request has to be considered on merits after observing certain formalities.

Evidance by the Acquiring Body :-

The Acquiring Body has not produced any evidance ~~xx xxx~~ ~~xxxx~~ regarding valuation of the lands under acquisition.

Panchanama :-

The panchanama has been carried out before me on -- 29/7/1986. The panchas have stated that the land is medium type of land. They have stated that the lands may be valued at Rs.30000-00 per acre. The panchas have not produced any evidance regarding the valuation made by them hence valuation of panchas is discarded.

Valuation :-

Classification of valuation :-

I have inspected the lands under acquisition alongwith the representative of Acquiring Body. The lands under acquisition are Jirayat type of lands. Jowar crop is grown in the lands and their assessment range is from Rs. 0-79 to Rs. 2-86

I have classfied the lands on the assessment groups as under :-

Group of land.	Group No.	Range of assessment.
1. Jirayat	I	up to Rs 2-50
2. "	II	Rs 2-51 to Rs 5-00
3. "	III	Rs 5-01 to Rs 7-50
4. "	IV	Rs 7-51 to 10-00
5. "	V	Rs 10-01 to Rs 12-50
6. "	VI	Rs 12-51 to Rs 15-00

After assuming the above classification let us how the valuation OF THE LANDS under acquisition could be offered with reference to above classification.

There are three methods for valuaing the agriculturial lands. First method is in the basis of sales of lands under acquisition. Second method is on the basis of sales of lands in the vicinity of the recent past and the third method is on the income basis. Out of the above three methods the third method to maintain accounts is not followed by the agriculturist as they do not maintain farm accounts. A statement showing sales recorded in the vicinity of the lands under acquisition (Annexture 'B') is enclosed. The statement will goto show that there are in all 40 sales instances ~~are~~ available for discussion and I have adopting the second method for valuing the lands under acquisition. The sale at Sr. No. 25 falls under group No. I and sales at Sr. No. 13,23,24,29 falls under group No. II. Hence above 5 sales are discussed for valuing the lands under acquisition.

GROUP NO. I

Sr. No.	S.No.	Rate of assessment per hectare.	Rate per hectare.	Date of transaction.	Kind of land	Remarks.
1.	166	Rs. 2-32	Rs.4313-00	17/12/1983	Jirayat.	

There are no other sale transactions under this group hence this sale is considered for valuing the land. The valuation of this sale is Rs. 4313-00. The above sale is taken place on 17/12/1983. Notification under section 4 of the Land Acquisition Act is published in Maharashtra Govt. Gazette on 3/10/1985. Hence it will be seen that the above sale transaction is taken place 3 to 4 years back. Taking into consideration the increase of the value of the lands day by day it would be reasonable if the rate of Rs. 5500-00 per hectare is fixed. I therefore fix the price of Rs. 5500-00 per hectare for Group No. I of the lands under acquisition.

GROUP NO. II

Sr. No.	S.No.	Rate of assess-ment.	Rate per hectare.	Date of transaction.	Kind of land	Ramrsks.
1.	456	3-69	40,864/-	5/5/1982	Jirayat	
2.	143/1	3-51	2,500/-	8/12/1982	"	
3.	179/9	3-91	2,500/-	8/12/1982	"	
4.	560/2	3-24	34,426/-	15/3/1983	"	

The value fetched by the sales at Sr. Nos 2 and 3 is very low hence these sales are discarded. The sale at Sr. No. 1 have . The sale at Sr. No. 4 is rather considerable. Taking into consider--ation the increase of value of lands day by day it woule be reasonable, if the rate of Rs. 35,000/- per hectare is fixed and same is awarded.

TREES :-

There are no trees are coming under acquisition hence question of valuation of trees are not arise.

STRUCTURES :-

There are no structures are in the land under acquisi--tion.

Pot kharab land :-

There are no pot kharab land under acquisition.

TALS AND WELL :-

There are no tals or well in the land under acquisition

Inam land :-

There are no Inam land under acquisition.

Measurement and percantage charges :-

This is not state Govt. Project hence measurement and percantage charges are leviable and should be recovered from the Acquiring Body as shown below :-

1. Measurement charges :- Rs. 200-00
2. Percantage charges :- Rs. 490-05

Total :- Rs. 690-05

Solatium :-

The statutory solatium if 30% should be paid to the interested persons for compulsory nature of acquisition as per section 23(2) of the Land Acquisition Act,1894 & Land Acquisi--tion Amended Act,1984.

Compount :-

The new compount at the rate of 12% should be paid to interested persons for the period from the date of publication of notification under section 4 of the Land Acquisition Act,18

Possession :-

The possession of the acquired land has been taken over by the Acquiring Body by private negotiation from ~~xxxx~~ land owners. It is therefore Acquiring Body should ~~xxxxx~~ pay rental compensation at the rate of 9% for the first year and at the rate of 15% for remaining period till the date of final compensation.

Payment of advance compensation :-

No payment towards advance compensation has been made to the interested persons.

Details of valuation :-

The details of valuation are under :-

1. Land value :- Rs. 11,585-00
2. 30% solatium Rs. 3,475-50
3. 12% interest. Rs. 1,274-35

Total. Rs. 16,334-85

A W A R D

I hereby declared that :-

H.R.

(a) Total ~~xxxxxx xx~~ acquired is 0-98

(b) Total amount of compensation payable to the interested persons is Rs. (16,334-85) Sixteen thousand three hundred thirty four and paise eighty five only

The Executive Engineer, Civil Construction cum Maintanance Division, M.S.E.B, Sangli has made provision for the funds.

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

(B.K.KAMBLE)
Special Land Acquisition Officer,
No. 4 Sangli.

Sangli.
Dated :- 8/12/1986

A N N E X T U R E 'B'

Statement showing sale transfaction effected in village Walwa, Tahsil Walwa, Dist. Sangli.

	No. in Register.	S. No.	Area. H.R.	Asstt.	Hissa.	Name of the ~~xxxxx~~ vender.	Name of the purchaser.	Date of transaction.	~~XXXX~~ Amount.	Average asstt. per hectare.	Average value per hectare.
		3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
		228/2B/2	0-43	4-56	-	Shri Mubarak Usman Patel etc. 4	Shri Musa Hamajekhan Naikwadi.	28/1/1980	2000/-	10-60	4,651-00
	5	458/2	0-82	7-25	-	Shri Bhimrao Dnyanu Shelke.	Shri Damu Hari Tandale.	11/2/1980	30,000/-	8-84	36,585-00
	69	154/3	0-32	4-00	-	Shri Yashwant Aba Khot.	Shri Dnyanu Vithu Dangar.	19/5/1980	6000/-	12-50	18,750-00
	88	449/3 448/7	0-18 0-34	1-31 2-87	0-4-0	Shri Tukaram Bhau Ahir etc. 4	Shri Mahadeo Ramchandra Ahir etc. 4	9/4/1981	8500/-	8-05	16,329-00
	464	490/4	0=34	3-87	-	Shri Ambadas Dattatraya Gramopadhye	Shri Hajid Ahamad Chaous.	7/5/1981	10,000/-	11-38	29,411-00
	439	326/1+2	1-90 0-04 P.K.	21-94	0-5-4	Shri Bhupal Bhau Navale.	Shri Subhash Vithoba Dafare.	2/5/1981	10,000/-	11-64	15,875-00
	749	155/2	0-27	3-00	-	Smt. Dhondubai Daulu Khot.	Shri Ganpati Daulu Khot.	14/7/1981	4000/-	11=11	14,814-00
	923	218/2	1-95	22-94	0-8-0	Shri Balaso Rangrao Patil.	Shri Hari Manohar Tagare.	1?/10/1981	14,000/-	11-76	14,287-00
	925	183/4A	0-75	6-06	-	Shri Dhondi Mahadu More.	Shri Biru Sakharam Pujari.	17/10/1981	1500/-	8-08	2000-00
	933	137/1+2 1A+1A/2	0-06 P.K. 0-81 0-04 P.K.	9-00	-	Smt. Hausabai Ramchandra Khot.	Shri Ravindra Anandrao Patil.	23/10/1981	5000/-	11-11	6173-00
	301	457/1 457/2A+2B	0-46 0-36	2-81 5-31	0-5-4	Shri Jaganath Lakhu Humbare.	Chairman Hutatama Ahir Sakahri Sakhar Karkhana	8/4/1982	16,125/-	6-15	36,647-00
	333	458/2	0-81	5-25	-	Shri Bhimrao Dnyanu Shelke.	-do-	14/4/1982	33,825/-	6-40	41,250-00
	448	456	2-15	7-94	0-8-0	Shri Vishwanath Ganu Shete.	-do-	5/5/1982	43,725-00	3-69	40,864-00
	592	221/1	0-09	8-37		Shri Dattatraya Krishana More	Shri Babaram Khot.	1/6/1982	10,000/-	10-59	12,658-00
	659	458/2	0-84	7-37	0-5-4	Shri Dattatraya Tatoba Shelke.	Chairman Hutatama Ahir Sakahri Sakhar Karkhana.	14/6/1982	11,550/-	8-77	41,250-00
	930	174/3 174/7	0-60 0-60	4-31 7-87	0-5-4	Shri Yashwant Rau Yadhav.	Shri Namdeo Pandurang Khot.	20/9/1982	20,000/-	10-15	25,000-00
7.	978	449/3 448/7	0-18 0-34	1-31 2-87	0-4-0	Shri Bhagawan Kisan Ahir.	Shri Anandrao Kondiba Ahir M.J.F.	20/10/1982	10,000/-	7-27 8-44	76,923-00
8.	993	143/6	0-30	3-30	-	Shri Vilas Yashwant Khot.	Shri Dattu Dnyanu Khot.	8/11/1982	4000/-	11-00	13,333-00
9.	542	458/3	0-84	7-37	0-3-7	Shri Vithal Dada Shelke etc. 2	Hutatma Ahir Sahakari Sakhar Karkhana.	24/5/1982	7425/-	8-77	39,079-00
0.	659	458/3	0-84	7-37	0-5-4	Shri Dattatraya Tatoba Shelke.	& -do-	14/6/1982	11,550/-	8-77	41,250-00
1.	698	290/1	0-97	11-37	0-1-8	ShriKrishana Rama Pawar.	Shri Bhimrao Krishana Narlekar.	21/6/1982	16,800/-	11-72	26,250-00
2.	1067	452/2A	1-39	10-87	-	Smt. Dhondubai Dnyanu Hingane.	Hutatama Ahir Sakhari Sakhar Karkhana	8/12/1982	56,500/-	7-82	40,647-00
3.	1070	149/1	3-09	8-87	0-1-4	Shri Jaganath Dattu Sakhate.	-do-	8/12/1982	650/-	3-51	2500-00

Contd....Page No. 2

.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
662	173/9	7-52 1-45 P.K.	27-13	0-1-0	Shri Dhondiram Bandu Khot etc. 2	Hutatma Ahir Sakhari Sakhar Karkhana.	8/12/1982	1175-00	3-61	2500-00
169	166	4-58 3-38 P.K.	10-62	0-3-3	Shri Shankar Amba Kokate.	.do.	17/2/1983	3925-00	2-32	4313-00
240	253/2	1-51	17-75	0-8-0	Shri YashwantBaburao Davage.	Shri Rangrao Shankar Davang etc.2	21/3/1983	10,000/-	11-76	13,333-00
544	222/2	0-98	10-31		Shri Dattatraya Krishana Kore.	Shri Vilas Chandar Khot.	28/4/1983	12,000/-	10-57	12,244-00
578	481/2	0-65	5-31		Shri Balekhan Rahiman Mulla.	Hutatma Ahir Sahakari Sakhar Karkhana.	2/5/1983	45,500/-	8-17	60,750-00
265	560/2	1-35	4-37	0-0-3	Shri Krishana Rama Kararekar.	Shri Vishwanath Dadu Mahajan.	15/3/1983	21,000/-	3-24	34,420-00
563	97/1	3-50	38-50	0-4-0	Shri Sada Ramchandra Prutya.	Shri Suresh Balu Savalwade.	2/5/1983	23,000/-	11-00	33,333-00
805	410/2	1-22	12-62	0-5-4	Shri Balu Sharvana Kambale.	Shri Dattatraya ~~Shx~~ Khandu Shelke.	2/6/1983	10,000/-	10-34	24,390-00
421	224/1+2A	1-59	18-95	0=0-8	Shri Rama Maruti Mali.	Shri Shipudar Baba Ladkhan.	12/4/1984	~~15,000/-~~ 16,000/-	11-92	20,253-00
505	222/1C	0-79	8-25	0-0-8	Shri Dhondiram Ganu Matkari.	Shri Sakharam Dnyanu Patil.	24/4/1984	5000/-	10-44	12,820-00
838	63/1D	0-47	5-62	Full	Shri Bhimrao Bala Kole.	Shri Sudhir Anna Patil.	21/6/1984	7000/-	11-96	14,894-00
1024	382/4	1-05 0-03 P.K	11-44	"	Shuri Bhau Fakira Ramoshi.	Shri Narayan Govinda Durale etc. 2	11/9/1984	13,000/-	10-90	12,380-00
67	155/11	0-08	0-94	0-2-0	Shri Ananda Arjuna Khor.	Shri Narayan Sakharam Gurav.	23/1/1985	2500/-	11-75	2,50,000-00
150	242/1	2-15 0-07 P.K.	21-25	0-0-8	Shri Murlidhar Ganesh Kulkarni.	Shri Sayaji Shamrao Pujari.	18/2/1985	15,000/-	9-88	13,953-00
641	341/1A+1B /3	0-62	7-20	Full	Shri Hari Vithoba Yadhav.	Shri Vikas, Pralahad Yadhav M.G. Prahalad Vithal Yadhav.	28/5/1985	7000/-	11-61	12,903-00
662	300/2	0-36	3-70	Full	Shri Laxman Rama Khot etc. 2	Shri Ananda Abaji Yadhav (Khot)	29/5/1985	2000/-	10-28	5556-00
511	218/2	1-95	22-94	0-4-0	Shri Shrihari Mahanor Tagare. M.G. Lama.	Shri Kamal Mahanor Tagare.	6/5/1985	7000/-	11-76	14,356-00

(B.K.KAMBLE)
Special Land Acquisition Officer,
No. 4 Sangli.

STATEMENT 'C'

No SPL/LAQ/SR-329

Statement showing compensation awarded under section 11 of the Land Acquisition Act,1894 by Shri B.K.KAMBLE, Special Land Acquisition Officer, No. 4 Sangli.

Nameof the work :- 33/11 K.V. Sub station village Walwa, Tahsil Walwa, Dist. Sangli.

Sr. No.	Name of the interested persons.	Hissa.	S.No.	Area.	Land value.	30% solatium	12% interest.	Total compensation payable.
1.	Shri Babu Tatoba Khot		170/1 Part	0-77	4235-00	1270-50	465-85	5971-35
2.	Shri Vilas Dattu Bad.		170/1 Part	0-60	2450-00	735-00	269-50	3454-50
	Shri Balu Dattu Bad.		"	"	2450-00	735-00	269-50	3454-50
	Shri Shankar Dattu Bad.		"	"	2450-00	735-00	269-50	3454-50
					7350-00	2205-00	808-50	10,363-50
			Total :-		11,585-00	3475-50	1274-35	16,334-85

8/12/80

(B.K.KAMBLE)
Special Land Acquisition Officer,
No. 4 Sangli.