

**IN THE COURT OF LAND ACQUISITION, REHABILITATION AND  
RE-SETTLEMENT AUTHORITY, KOTTAYAM**

Present:- Sri.Subash S, Land Acquisition, Rehabilitation and  
Re-settlement Authority, Kottayam

**Tuesday, the 31<sup>st</sup> day of March 2026**  
10<sup>th</sup> day of Chaithra 1948

**LAR Nos. 107/2022, 36/2022, 61/2022, 62/2022, 65/2022,  
78/2022, 80/2022, 81/2022, 101/2022, 102/2022, 106/2022,  
108/2022, 116/2022, 117/2022, 122/2022, 123/2022,  
124/2022, 125/2022, 126/2022, 3/2023, and 5/2023,**

**LAR No. 107/2022**  
LACNo. 40/2021

**Claimant:**

K P John, Aged 56, S/o. Pailo, Karuvelimalayil House,  
Athirampuzha. Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section.  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 36/2022**  
LAC No. 28/2021

**Claimant:**

K P John @ Johny, S/o. Pailo, Karuvelimalayil House,  
Padinjattumbhagam, Athirampuzha.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.

2. The Special Tahsildar, LA (General), Kottayam.

3. Executive Engineer, Roads Division,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 61/2022**

LAC No. 64/2021

**Claimant:**

N T Kunjumon, Kidangayil House, Athirampuzha,  
Kottayam

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.

2. The Special Tahsildar, LA (General), Kottayam.

3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 62/2022**

LAC No. 23/2021

**Claimant:**

Sunny George, Aged 66 years, Murickal House,  
Athirampuzha.P.O, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.

2. The Special Tahsildar, LA (General), Kottayam.

3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 65/2022**  
LAC No. 8/2021

**Claimant:**

Bijumon, Aged 53 years, S/o. Mathew,  
Poothurayil House, Athirampuzha Kara,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 78/2022**  
LAC No. 6/2021

**Claimants:**

- 1 Binu Mathew, aged 53 years,  
S/o.Mathew, Poothurayil House, Athirampuzha Village,  
Kottayam.
2. Binoy Mathew, Aged 50 years,  
S/o. Mathew, Poothurayil House, Athirampuzha Village,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Bridges Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 80/2022**

LAC No. 51/2021

**Claimant:**

Jalaludhin, Aged 61 years, S/o. Abubakar,  
Vadakkeparambil House, Athirampuzha Village,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 81/2022**

LAC No. 60/2021

**Claimants:**

Johny James, Aged 35 years, S/o. James,  
Chakkalackal Hosue, Athirampuzha Village,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 101/2022**

LAC No. 66/2021

**Claimants:**

Basheer Rauther, Aged 72 years,  
S/o. Said Muhammed Rawther, Inchikalathil House,  
Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Bridges Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 102/2022**

LAC No. 53/2021

**Claimant:**

Mariamamma Joseph, Vekathanathu House, Athirampuzha P O,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 106/2022**

LAC No. 70/2021

**Claimant:**

Basheer Rawther, Aged 72 years,  
S/o. Said Muhammed Rawther, Inchikalathil House,  
Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 108/2022**

LAC No. 50/2021

**Claimants:**

Mariyamma Joseph, Aged 84 years, Vekathanathu House, Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 116/2022**

LAC No. 20/2021

**Claimant:**

Jose, Aged 60 years, S/o. Kurian, Chakkalackal House, Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 117/2022**

LAC No. 3/2021

**Claimant:**

Jimmy Jose, Aged 47 years, S/o. Jose,  
Oruthayapalliyilaya Kochupurackal House,  
Athirampuzha , Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 122/2022**

LAC No. 41/2021

**Claimant:**

George Joseph, Aged 60 years, S/o. Joseph,  
Chackalackal House, Athirampuzha., Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 123/2022**

LAC No. 16/2021

**Claimant:**

1. Cyriac Mathai, Aged 63 years, S/o. Mathai,  
Kidangayil House, Athirampuzha, Kottayam.
2. Anna Cyriac, Aged 58 years, Kidangayil House,  
Athirampuzha ., Kottayam.

By Adv. Stephen chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 124/2022**

LAC No. 25/2021

**Claimants:**

1. Annamma Jose, Aged 59 years, W/o. Jose, Chairman, Hotel Laya Pvt., Ltd., Athirampuzha, Kottayam.
2. Jose Chacko, Aged 61 years, Managing Director, Hotel Laya Pvt. Ltd., Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 125/2022**

LAC No. 42/2021

**Claimant:**

George C Thomas, Aged 62 years, S/o. George, Chackalackal House, Athirampuzha, Kottayam.

By Adv. Stephen chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 126/2022**

LAC No. 24/2021

**Claimants:**

1. Annamma Jose, Aged 59 years, W/o. Jose, Chairman, Hotel Laya Pvt. Ltd., Athirampuzha, Kottayam.
2. Jose Chacko, Aged 61 years, Managing Director, Hotel Laya Pvt. Ltd., Athirampuzha, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 3/2023**

LAC No. 18/2021

**Claimant:**

George Joseph, Aged 61 years, Chakalakal House, Athirampuzha Village, Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section, Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

**LAR No. 5/2023**  
LAC No. 58/2021

**Claimant:**

John Mathew, Aged 57 years, S/o. Mathew,  
Moolakkattu House, Athirampuzha Village,  
Kottayam.

By Adv. Stephen Chazhikkattu.

**Respondents:**

1. State of Kerala, Rep. By District Collector, Kottayam.
2. The Special Tahsildar, LA (General), Kottayam.
3. Executive Engineer, PWD Roads Section,  
Kottayam.

R1 to R3 by Adv. Sri. Cyril Thomas, Addl. Govt. Pleader.

These 21 reference applications having been Jointly tried and finally heard on 21.03.2026 and the court on 31.03.2026 answered the following:-

**COMMON AWARD**

The above twenty one cases are based on the references made under S.64 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement

Act,2013 (hereinafter referred to as Act-2013). As per the order in IA No.2/2023 filed by the claimant in LAR No.107/2022, joint trial of the above cases was ordered, and evidence was adduced in LAR No.107/2022.

2. Brief facts leading to the reference in LAR No.107/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0003 hectare of land comprised in Sy. No.82/1-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹61,509/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021.

3. Brief facts leading to the reference in LAR No.36/2022 are as follows:.

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0005 hectare of land comprised in Sy. No.77/22-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,44,901/- to the

claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021.

4. Brief facts leading to the reference in LAR No.61/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0013 hectare of land comprised in Sy. No.482/2-2, Block No.28 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹4,20,704/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 30.11.2021.

5. Brief facts leading to the reference in LAR No.62/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0006 hectare of land comprised in Sy. No.77/12-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,73,277/- to the claimant. Notification as per S.4(1) of the Act was published on

24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021.

6. Brief facts leading to the reference in LAR No.65/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0025 hectare of land comprised in Sy. No.75/18-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹5,88,137/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 04.12.2021.

7. Brief facts leading to the reference in LAR No.78/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0088 hectare of land comprised in Sy. No.75/14-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹18,96,042/- to the claimants. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 04.12.2021.

8. Brief facts leading to the reference in LAR No.80/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0004 hectare of land comprised in Sy. No.85/5-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,01,377/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 30.11.2021.

9. Brief facts leading to the reference in LAR No.81/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0002 hectare of land comprised in Sy. No.455/19-1, Block No.28 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,77,805/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 27.11.2021.

10. Brief facts leading to the reference in LAR No.101/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0003 hectare of land comprised in Sy. No.482/6-1, Block No.28 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹71,435/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 24.12.2021.

11. Brief facts leading to the reference in LAR No.102/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0005 hectare of land comprised in Sy. No.85/7-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,02,517/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 25.11.2021.

12. Brief facts leading to the reference in LAR No.106/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0003 hectare of land comprised in Sy. No.482/18-1, Block No.28 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹79,881/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 24.12.2021.

13. Brief facts leading to the reference in LAR No.108/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0002 hectare of land comprised in Sy. No.85/4-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹70,380/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 25.11.2021.

14. Brief facts leading to the reference in LAR No.116/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0008 hectare of land comprised in Sy. No.77/9-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹2,08,638/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021.

15. Brief facts leading to the reference in LAR No.117/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0036 hectare of land comprised in Sy. No.75/12-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹11,10,292/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 30.11.2021.

16. Brief facts leading to the reference in LAR No.122/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0008 hectare of land comprised in Sy. No.82/2-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,86,841/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021.

17. Brief facts leading to the reference in LAR No.123/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0008 hectare of land comprised in Sy. No.77/5-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,64,027/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 25.11.2021.

18. Brief facts leading to the reference in LAR No.124/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0068 hectare of land comprised in Sy. No.77/16-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹14,03,390/- to the claimants. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 21.01.2022.

19. Brief facts leading to the reference in LAR No.125/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0007 hectare of land comprised in Sy. No.82/3-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,64,621/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 25.11.2021.

20. Brief facts leading to the reference in LAR No.126/2022 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0113 hectare of land comprised in Sy. No.77/15-3, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹30,98,356/- to the claimants. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 21.01.2022.

21. Brief facts leading to the reference in LAR No.3/2023 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0010 hectare of land comprised in Sy. No.77/7-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹2,34,502/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of

the Act was published on 11.02.2019. The award was passed on 13.12.2022.

22. Brief facts leading to the reference in LAR No.5/2023 are as follows:

For the development of Athirampuzha town, as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam, an extent of 0.0007 hectare of land comprised in Sy. No.85/26-1, Block No.27 of Athirampuzha Village, Kottayam Taluk, has been acquired and awarded a compensation of ₹1,43,639/- to the claimant. Notification as per S.4(1) of the Act was published on 24.02.2018. Thereafter, a preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 02.12.2021.

23. Being aggrieved by the award, the claimants preferred reference applications under Section 64 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, and based on which, the District Collector made the above references.

24. The 1<sup>st</sup> respondent is the State of Kerala, represented by the District Collector, Kottayam. 2<sup>nd</sup> respondent is the Special Tahasildar, Land Acquisition (General), Kottayam and 3<sup>rd</sup> respondent is the Executive Engineer, PWD (Roads) Division, Kottayam.

25. Notices were issued to the respondents and claimants, and all parties appeared before this Authority.

26. The claimants preferred claim statements in all the above references. According to the claimants, the acquired properties are lying by the side of Kottayam - Ernakulam road and Kottayam - Thodupuzha State Highway. 27.40 cents of land covered by sale deed No.281/80 nearby the acquired land was sold for ₹60,13,178/- per cent. The acquired lands and this land are similarly situated. Near to the acquired lands there are MG University, hospitals, railway station, village office, temples, schools, churches and post offices etc. are situated.

27. The respondents did not file any objection.

28. From the side of the claimants, PW1 was examined and Exts.A1 to A4 documents were marked. The commissioner's report was marked as Ext.C1. No evidence was adduced from the side of the respondents.

29. Heard both sides.

30. The points for consideration are:-

1. Does the market value fixed by the collector warrant any interference by the Authority? If so, what shall be the market value of the acquired lands?
2. Is the claimant in LAR No.107/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
3. Is the claimant in LAR No.36/2022 entitled to

enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?

4. Is the claimant in LAR No.61/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
5. Is the claimant in LAR No.62/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
6. Is the claimant in LAR No.65/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
7. Are the claimants in LAR No.78/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
8. Is the claimant in LAR No.80/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
9. Is the claimant in LAR No.81/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
10. Is the claimant in LAR No.101/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
11. Is the claimant in LAR No.102/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
12. Is the claimant in LAR No.106/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
13. Are the claimants in LAR No.108/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
14. Is the claimant in LAR No.116/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
15. Is the claimant in LAR No.117/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?

16. Is the claimant in LAR No.122/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
17. Are the claimants in LAR No.123/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
18. Are the claimants in LAR No.124/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
19. Is the claimant in LAR No.125/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
20. Are the claimants in LAR No.126/2022 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
21. Is the claimant in LAR No.3/2023 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
22. Is the claimant in LAR No.5/2023 entitled to enhanced compensation as prayed for, and if so, what shall be the quantum of compensation?
23. Reliefs and costs?

31. **Point No.1:-** The learned counsel for the claimants in all the above references submitted that the market value fixed by the Collector is not the real market value, and the acquired properties would fetch more market value than the value fixed by the Collector. The Land Acquisition Officer fixed the market value of the acquired land at ₹7,19,311/- per are. According to the claimants, the said land has commercial importance and would fetch ₹25,00,000 per cent. To establish the market value of the land, the claimant produced Ext.A1 to A3 sale deeds and Ext.A4 award. Ext.A4 is the certified copy of the

common award in LAR Nos. 32/2022, 7/22, 21/22, 22/22, 24/22, 29/22, 30/22, 31/22, 33/22, 35/22, 63/22, 64/22, 66/22, 79/22, 110/22, 111/22, 112/22, 113/22, 114/22, 118/22, 127/22, and LAR 18/2023, which arose out of the same acquisition. As per the said award, this authority fixed the market value of the acquired land comprised in block Nos. 27 and 28 of Athirampuzha Village at ₹23,79,570/- per are. The marked value in the above cases was fixed by taking the average sale price of the lands covered by Ext.A1 to Ext.A3 sale deeds produced in the above cases. In the present cases also, the claimants produced Ext.A1 to Ext.A3 along with Ext.A4 award. The Learned counsel for the claimant submitted that the order of the reference court in respect of an acquisition in the same village can be considered for the purpose of calculating the market value.

32. S.26 of the Act 2013 provides for the criteria for assessing and determining the market value of the land by the Collector. S.26 read as follows:

26. Determination of market value of land by Collector.

(1) The Collector shall adopt the following criteria in assessing and determining the market value of the land, namely:-

(a) the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or

agreements to sell, as the case may be, in the area, where the land is situated; or

(b) the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or

(c) consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher: Provided that the date for determination of market value shall be the date on which the notification has been issued under section II.

Explanation 1. - The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.

Explanation 2. - For determining the average sale price referred to in Explanation 1, one-half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

Explanation 3. - While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

Explanation 4. - While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.

(2) The market value calculated as per sub-section (1) shall be multiplied by a factor to be specified in the First Schedule.

(3) Where the market value under sub-section (1) or sub-section (2) cannot be determined for the reason that -

(a) the land is situated in such area where the transactions in land are restricted by or under any other law for the time being in force in that area; or

(b) the registered sale deeds or agreements to sell as mentioned in clause (a) of sub-section (1) for similar land are not available for the immediately preceding three years; or

(c) the market value has not been specified under the Indian Stamp Act, 1899 (2 of 1899) by the appropriate authority, the State Government concerned shall specify the floor price or minimum price per unit area of the said land based on the price calculated in the manner specified in sub-section (1) in respect of similar types of land situated in the immediate adjoining areas:

Provided that in a case where the Requiring Body offers its shares to the owners of the lands (whose lands have been acquired) as a part compensation, for acquisition of land, such shares in no case shall exceed twenty-five per cent. of the value so calculated under sub-section (1) or sub-section (2) or sub-section (3) as the case may be:

Provided further that the Requiring Body shall in no case compel any owner of the land (whose land has been acquired) to take its shares, the value of which is deductible in the value of the land calculated under sub-section (1):

Provided also that the Collector shall, before initiation of any land acquisition proceedings in any area, take all necessary steps to revise and update the market value of the land on the basis of the prevalent market rate in that area:

Provided also that the appropriate Government shall ensure that the market value determined for acquisition of any land or property of an educational institution established and administered by a religious or linguistic minority shall be such as would not restrict or abrogate the right to establish and administer educational institutions of their choice.

33. As per Explanation 1 of S.26(1)(b), the average sale price referred to in clause (b) shall be determined taking into

account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made. As per Explanation 3, while determining the market value and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

34. In this context, it is useful to refer to the judgment of the Hon'ble High Court in K.C. Aleyas S/o Cherian Vs State of Kerala (2025 (1) KLT 747). In the said case, the Hon'ble High Court considered the impact of the restrictions imposed by Explanation 1 and 3 to S.26(1) (b) of the Act 2013 and observed as follows:

“A reading of Explanation 3 shows that what is prohibited is placing reliance on the compensation granted under the Act in similar case while determining the market value. The component of compensation provided under the Act includes solatium and interest. However, read as may be, we are not able to find out any restriction created by the statute in relying on the market value fixed by the reference court under the erstwhile Land Acquisition Act 1894. Still further the word used is “amount paid as compensation” ( emphasis supplied) and not the market value of the land. The word ‘compensation’ mentioned in Explanation 3 to Section 26(1) must be construed in the light of Section 27 and Section 28 of the Act. A reading of Section 28 shows that the Collector, in determining the compensation must take into account various components

required by the Statute. Pertinently, the market value is only one of the components of the compensation. When the entire scheme of Sections 26 and 28 is examined, it becomes evident that compensation determined under Section 27 includes multiple factors mentioned under Section 28, and therefore the parliament wanted to exclude the same and hence Explanation 3 was inserted. To read Explanation 3 to Section 26(1)(b) of the Act as one prohibiting the court to take into consideration the market value fixed by the reference court or High Court in respect of an acquisition in the same village at an earlier point of time would certainly amount to adding words into the statute which is impermissible going by settled principles governing Interpretation of Statute.”

35. In the said case, the Hon’ble High Court held as follows:

“30. Thus, the following points emerge out of a cumulative reading of the aforesaid precedents:

- a. The order of the reference court in respect of an acquisition in the same village can be considered for the purpose of calculating the market value.
- b. Exemplars beyond nine years can also be taken for consideration, provided the escalation prices are cautiously applied.”

36. So, as held by the Hon’ble Court in the above case, the order of the reference court in respect of an acquisition in the same village can be considered for the purpose of calculating the market value. Ext.A4 award was passed in LAR Nos. 32/2022, 7/22, 21/22, 22/22, 24/22, 29/22, 30/22, 31/22, 33/22, 35/22, 63/22, 64/22, 66/22, 79/22, 110/22, 111/22, 112/22, 113/22, 114/22, 118/22, 127/22, and

LAR 18/2023 which arose out of the acquisition in the same notification. In LAR Nos. 32/2022, 7/22, 21/22, 22/22, 24/22, 29/22, 30/22, 31/22, 33/22, 35/22, 63/22, 64/22, 66/22, 79/22, 110/22, 111/22, 112/22, 113/22, 114/22, 118/22, 127/22, and LAR 18/2023 the land comprised in block No.27 and 28 of Athirampuzha village, was acquired for the development of Athirampuzha town as per the requisition of the Executive Engineer, PWD (Roads) Division, Kottayam. In the present cases also, the acquired lands are comprised in block No.27 and 28 of Athirampuzha and the same were acquired for the development of Athirampuzha town as per the same notification. The marked value in the above cases was fixed by taking the average sale price of the lands covered by Ext.A1 to Ext.A3 sale deeds produced in the above cases. In the present cases also, the claimants produced Ext.A1 to Ext.A3 along with Ext.A4 award. Therefore, Ext.A4 award passed by this Authority in similar references can be taken into consideration for fixing the market value of the acquired land. As per Ext.A4, this Authority fixed the market value of land at ₹23,79,570/- per are. So, ₹23,79,570/- per are can be taken as the market value of the land acquired in the present case. The above point is answered accordingly.

37. **Point No.2**:- In LAR No.107/2022, an extent of 0.0003 hectare of land was acquired and awarded a compensation of ₹61,509/- to the claimant. Admittedly, the said land belongs to the

claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.03 ares of land would come to ₹71,387.10 (23,79,570 x 0.03). When the said amount is multiplied by the factor 1.2, the market value would come to ₹85,664.52. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. It is well settled that the solatium as contemplated under sub-section (1) of Section 30 of the 2013 Act has to be calculated only on the market value plus the value of the assets attached to the land. Claimant has not adduced any material to show that there is any structure or other assets in the acquired land. So, the market value of land can be taken for awarding solatium. 100% solatium amounts to ₹85,664.52. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021 and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹85,664.52 from 11.02.2019 to 25.11.2021 (1017 days) is

₹28,642.46. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹71,387.10 (23,79,570 x 0.03)
Value of land after multiplying by factor 1.2	- ₹85,664.52
Value of the house or other immovable property	- Nil
100% Solatium	- ₹85,664.52
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹28,642.46
Total	- ₹1,99,971.5

38. The claimant received an amount of ₹61,509/- as per the award of the Collector. So, he is entitled to ₹1,38,462.50 as additional compensation.

39. **Point No.3:-** Coming to LAR No.36/2022, an extent of 0.0005 hectare of land was acquired and awarded a compensation of ₹1,44,901/- to the claimant. Admittedly, the said land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.05 ares of land would come to ₹1,18,978.50 (23,79,570 x 0.05). When the said amount is multiplied

by the factor 1.2, the market value would come to ₹1,42,774.20. The Collector awarded ₹21,192/- towards the value of the building. Claimants have not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. It is well settled that the solatium as contemplated under sub-section (1) of Section 30 of the 2013 Act has to be calculated only on the market value plus the value of the assets attached to the land i.e., total compensation amount as determined as per Sections 26, 27 and 28 of the 2013 Act which shall not include the additional amount at the rate of 12% per annum on such market value as payable under sub-section (3) of Section 30 of the 2013 Act {see RB Dealers Pvt. Ltd. v. the Metro Railway, Kolkata in Special Leave Petition (Civil) No.14078 of 2019 decided on July 17 2019, (2019 INSC 771)}. The market value of land plus the value of assets attached to it would come to ₹1,63,966.20 (₹1,42,774.20 + ₹21,192). 100% solatium amounts to ₹1,63,966.20. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of

the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021 and the possession of land was taken on 21.01.2022. So, 12% per annum on ₹1,63,966.20 from 11.02.2019 to 25.11.2021 (1017 days) is ₹54,823.10. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹1,18,978.50 (23,79,570 x 0.05)
Value of land after multiplying by factor 1.2	- ₹1,42,774.20
Value of the house or other immovable property	- ₹21,192/-
100% Solatium	- ₹1,63,966.20
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹54,823.10
Total	- ₹3,82,755.50

40. The claimant received an amount of ₹1,44,901/- as per the award of the Collector. So, he is entitled to ₹2,37,854.50 as additional compensation.

41. **Point No.4:-** In LAR No.61/2022, an extent of 0.0013 hectare of land was acquired and awarded a compensation of ₹4,20,704/- to the claimant. Admittedly, the said land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.13 ares of land would come to ₹3,09,344.10 (23,79,570 x 0.13). When the said amount is multiplied by the factor 1.2, the market value would come to ₹3,71,212.92. The Collector awarded ₹77,004/- towards the value of the building. Claimants have not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹4,48,216.92 (₹3,71,212.92 + ₹77,004). 100% solatium amounts to ₹4,48,216.92. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on

30.11.2021 and the possession of land was taken on 21.01.2022. So, 12% per annum on ₹4,48,216.92 from 11.02.2019 to 30.11.2021 (1022 days) is ₹1,50,600.88. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹3,09,344.10 (23,79,570 x 0.13)
Value of land after multiplying by factor 1.2	- ₹3,71,212.92
Value of the house or other immovable property	- ₹77,004
100% Solatium	- ₹4,48,216.92
12% of the market value from 11.02.2019 to 30.11.2021 (1022 days)	- ₹1,50,600.88
Total	₹10,47,034.72

42. The claimant received an amount of ₹4,20,704/- as per the award of the Collector. So, he is entitled to ₹6,26,330.72 as additional compensation.

43. **Point No.5:-** Coming to LAR No.62/2022, an extent of 0.0006 hectare of land was acquired and awarded a compensation of ₹1,73,277/- to the claimant. Admittedly, the said land belongs to the

claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.06 ares of land would come to ₹1,42,774.20 (23,79,570 x 0.06). When the said amount is multiplied by the factor 1.2, the market value would come to ₹1,71,329.04. The Collector awarded ₹25,128/- towards the value of the building. Claimants have not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹1,96,457.04 (₹1,71,329.04 + ₹25,128). 100% solatium amounts to ₹1,96,457.04. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021 and the possession of land was taken on 21.01.2022. So, 12% per annum on ₹1,96,457.04 from 11.02.2019 to 25.11.2021 (1017 days) is ₹65,686.62. The Collector has not awarded any

amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹1,42,774.20 (23,79,570 x 0.06)
Value of land after multiplying by factor 1.2	- ₹1,71,329.04
Value of the house or other immovable property	- ₹25,128
100% Solatium	- ₹1,96,457.04
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹65,686.62
Total	- ₹4,58,600.70

44. The claimant received an amount of ₹1,73,277/- as per the award of the Collector. So, he is entitled to ₹2,85,323.70 as additional compensation.

45. **Point No.6:-** In LAR No.65/2022, an extent of 0.0025 hectare of land was acquired and awarded a compensation of ₹5,88,137/- to the claimant. Admittedly, the said land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.25 ares of land would come to ₹5,94,892.50 (23,79,570 x 0.25). When the said amount is multiplied by the factor 1.2, the market value would come to ₹7,13,871/-. The

Collector awarded ₹37,510/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹7,51,381/- (₹7,13,871 + ₹37,510). 100% solatium amounts to ₹7,51,381/-. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 04.12.2021 and the possession of land was taken on 21.01.2022. So, 12% per annum on ₹7,51,381/- from 11.02.2019 to 04.12.2021 (1026 days) is ₹2,53,452.13. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land,

the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹5,94,892.50 (23,79,570 x 0.25).
Value of land after multiplying by factor 1.2	- ₹7,13,871
Value of the house or other immovable property	- ₹37,510
100% Solatium	- ₹7,51,381
12% of the market value from 11.02.2019 to 04.12.2021 (1026 days)	- ₹2,53,452.13
Total	- ₹17,56,214.13

46. The claimant received an amount of ₹5,88,137/- as per the award of the Collector. So, he is entitled to ₹11,68,077.13 as additional compensation.

47. **Point No.7:-** In LAR No.78/2022, an extent of 0.0088 hectare of land was acquired and awarded a compensation of ₹18,96,042/- to the claimants. Admittedly, the land belongs to the claimants. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.88 ares of land would come to ₹20,94,021.60 (23,79,570 x 0.88). When the said amount is multiplied by the factor 1.2, the market value would come to ₹25,12,825.92. The Collector awarded ₹44,938/- towards the value of the building. Claimants have not produced any material to determine the value of structures. Hence the value fixed by the Land

Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹25,57,763.92 (₹25,12,825.92 + ₹44,938). 100% solatium amounts to ₹25,57,763.92. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 04.12.2021 and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹25,57,763.92 from 11.02.2019 to 04.12.2021 (1026 days) amounts to ₹8,62,772.31. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimants have no case that they are entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimants contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimants was injuriously affected, there is no material before the Authority to

substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹20,94,021.60 (23,79,570 x 0.88).
Value of land after multiplying by factor 1.2	- ₹25,12,825.92
Value of the house or other immovable property	- ₹44,938
100% Solatium	- ₹25,57,763.92
12% of the market value from 11.02.2019 to 04.12.2021 (1026 days)	- ₹8,62,772.31
Total	- ₹59,78,300.15

48. The claimants received an amount of ₹18,96,042/- as per the award of the Collector. So, they are entitled to ₹40,82,258.15 as additional compensation.

49. **Point No.8:-** Coming to LAR No.80/2022 an extent of 0.0004 hectare of land was acquired and awarded a compensation of ₹1,01,377/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.04 ares of land would come to ₹95,182.80 (23,79,570 x 0.04). When the said amount is multiplied by the factor 1.2, the market value would come to ₹1,14,219.36. The Collector awarded ₹9,659/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can

be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹1,23,878.36 (₹1,14,219.36 + ₹9,659) 100% solatium amounts to ₹1,23,878.36. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 30.11.2021 and the possession of land was taken on 11.02.2022. So, 12% per annum on ₹1,23,878.36 from 11.02.2019 to 30.11.2021 (1022 days) is ₹41,623.12. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- ₹95,182.80 (23,79,570 x 0.04)
Value of land after multiplying by factor 1.2	- ₹1,14,219.36
Value of the house or other immovable property	- ₹9,659
100% Solatium	- ₹1,23,878.36
12% of the market value from 11.02.2019 to 30.11.2021 (1022 days)	- ₹41,623.12
Total	₹2,89,379.84

50. The claimant received an amount of ₹1,01,377/- as per the award of the Collector. So, he is entitled to ₹1,88,002.84 as additional compensation.

51. **Point No.9:-** Coming to LAR No.81/2022, an extent of 0.0002 hectare of land was acquired and awarded a compensation of ₹1,77,805/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.02 ares of land would come to ₹47,591.40 (₹23,79,570 x 0.02). When the said amount is multiplied by the factor 1.2, the market value would come to ₹57,109.68. The Collector awarded ₹68,395/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The

market value of land plus the value of assets attached to it would come to ₹1,25,504.68 (₹57,109.68 + ₹68,395/-). 100% solatium amounts to ₹1,25,504.68. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 27.11.2021 and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹1,25,504.68 from 11.02.2019 to 27.11.2021 (1019 days) amounts to ₹42,045.78. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.02 ares) - ₹47,591.40
Value of land after multiplying by factor 1.2	- ₹57,109.68
Value of the house or other immovable property	- ₹68,395
100% Solatium	- ₹1,25,504.68
12% of the market value from 11.02.2019 to 27.11.2021 (1019 days)	- ₹42,045.78
Total	- ₹2,93,055.14

52. The claimant received an amount of ₹1,77,805/- as per the award of the Collector. So, he is entitled to ₹1,15,250.14 as additional compensation.

53. **Point No.10:-** Coming to LAR No.101/2022, an extent of 0.0003 hectare of land was acquired and awarded a compensation of ₹71,435/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.03 ares of land would come to ₹71,387.10 (₹23,79,570 x 0.03). When the said amount is multiplied by the factor 1.2, the market value would come to ₹85,664.52. The Collector awarded ₹4,860/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹90,524.52 (₹85,664.52 + ₹4,860/-). 100% solatium amounts to ₹90,524.52. By virtue of S.69(2) of the Act, in addition to

the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 24.12.2021 and the possession of the land was taken on 11.02.2022. So, 12% per annum on ₹90,524.52 from 11.02.2019 to 24.12.2021 (1046 days) is ₹31,130.51. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.03) - ₹71,387.10
Value of land after multiplying by factor 1.2	- ₹85,664.52
Value of the house or other immovable property	- ₹4,860
100% Solatium	- ₹90,524.52
12% of the market value from 11.02.2019 to 24.12.2021 (1046 days)	- ₹31,130.51
Total	- ₹2,12,179.55

54. The claimant received an amount of ₹71,435/- as per the award of the Collector. So, he is entitled to ₹1,40,744.55 as additional compensation.

55. **Point No.11**:- Coming to LAR No.102/2022, an extent of 0.0005 hectare of land was acquired and awarded a compensation of ₹1,02,517/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.05 ares of land would come to ₹1,18,978.50 ( $₹23,79,570 \times 0.05$ ). When the said amount is multiplied by the factor 1.2, the market value would come to ₹1,42,774.20. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. Claimant has not adduced any material to show that there is any structure or other assets in the acquired land. So, the market value of land can be taken for awarding solatium. 100% solatium amounts to ₹1,42,774.20. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was

published on 11.02.2019. The award was passed on 25.11.2021 and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹1,42,774.20 from 11.02.2019 to 25.11.2021 (1017 days) amounts to ₹47,737.43/-. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that she is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.05) - ₹1,18,978.50
Value of land after multiplying by factor 1.2	- ₹1,42,774.20
Value of the house or other immovable property	- Nil
100% Solatium	- ₹1,42,774.20
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹47,737.43
Total	- ₹3,33,285.83

56. The claimant received an amount of ₹1,02,517/- as per the award of the Collector. So, she is entitled to ₹2,30,768.83 as additional compensation.

57. **Point No.12:-** Coming to LAR No.106/2022, an extent of 0.0003 hectare of land was acquired and awarded a compensation of ₹79,881/- to the claimant. Admittedly, the land belongs to the

claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.03 ares of land would come to ₹71,387.10 (₹23,79,570 x 0.03). When the said amount is multiplied by the factor 1.2, the market value would come to ₹85,664.52. The Collector awarded ₹9,083/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹94,747.52 (₹85,664.52 + ₹9,083). 100% solatium amounts to ₹94,747.52. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 24.12.2021 and the possession of the land was taken on 11.02.2022. Therefore, 12% per annum on ₹94,747.52 from 11.02.2019 to 24.12.2021 (1046 days) amounts to ₹32,582.76. The Collector has not awarded any

amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land (₹23,79,570 x 0.03 ares)	- ₹71,387.10
Value of land after multiplying by factor 1.2	- ₹85,664.52
Value of the house or other immovable property	- ₹9,083
100% Solatium	- ₹94,747.52
12% of the market value from 11.02.2019 to 24.12.2021 (1046 days)	- ₹32,582.76
Total	- ₹2,22,077.80

58. The claimant received an amount of ₹79,881/- as per the award of the Collector. So, he is entitled to ₹1,42,196.80 as additional compensation.

59. **Point No.13:-** Coming to LAR No.108/2022, an extent of 0.0002 hectare of land was acquired and awarded a compensation of ₹70,380/- to the claimant. Admittedly, the said property belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.02 ares of land would come to ₹47,591.40 (₹23,79,570 x 0.02). When the said amount is

multiplied by the factor 1.2, the market value would come to ₹57,109.68. The Collector awarded ₹14,687/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹71,796.68 (₹57,109.68 + ₹14,687). 100% solatium amounts to ₹71,796.68. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021, and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹71,796.68 from 11.02.2019 to 25.11.2021 (1017 days) amounts to ₹24,005.66. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that she is entitled to get compensation under the head of

rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land (₹23,79,570 x 0.02 ares)	- ₹47,591.40
Value of land after multiplying	
by factor 1.2	- ₹57,109.68
Value of the house or other immovable property	- ₹14,687
100% Solatium	- ₹71,796.68
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹24,005.66
Total	₹1,67,599.02

59. The claimant received an amount of ₹70,380/- as per the award of the Collector. So, she is entitled to ₹97,219.02 as additional compensation.

60. **Point No.14:-** Coming to LAR No.116/2022, an extent of 0.0008 hectare of land was acquired and awarded a compensation of ₹2,08,638/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.08 ares of land would come to ₹1,90,365.60 (₹23,79,570 x 0.08). When the said amount is multiplied by the factor 1.2, the market value would come to ₹2,28,438.72. The Collector awarded ₹22,306/- towards the value of

the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹2,50,744.72 (₹2,28,438.72 + ₹22,306). 100% solatium amounts to ₹2,50,744.72. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021, and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹2,50,744.72 from 11.02.2019 to 25.11.2021 (1017 days) amounts to ₹83,838.04. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid

extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.08 ares) - ₹1,90,365.60
Value of land after multiplying by factor 1.2	- ₹2,28,438.72
Value of the house or other immovable property	- ₹22,306
100% Solatium	- ₹2,50,744.72
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹83,838.04
Total	₹5,85,327.48

61. The claimant received an amount of ₹2,08,638/- as per the award of the Collector. So, he is entitled to ₹3,76,689.48 as additional compensation.

62. **Point No.15**:- Coming to LAR No.117/2022, an extent of 0.0036 hectare of land was acquired and awarded a compensation of ₹11,10,292/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.36 ares of land would come to ₹8,56,645.20 (₹23,79,570 x 0.36). When the said amount is multiplied by the factor 1.2, the market value would come to ₹10,27,974.24. The Collector awarded ₹1,85,874/- towards the value of the building. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land

Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹12,13,848.24 (₹10,27,974.24 + ₹1,85,874). 100% solatium amounts to ₹12,13,848.24. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 30.11.2021, and the possession of land was taken on 21.01.2022. So, 12% per annum on ₹12,13,848.24 from 11.02.2019 to 30.11.2021 (1022 days) is ₹4,07,853/-. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected,

there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.36 ares) - ₹8,56,645.20
Value of land after multiplying by factor 1.2	- ₹10,27,974.24
Value of the house or other immovable property	- ₹1,85,874
100% Solatium	- ₹12,13,848.24
12% of the market value from 11.02.2019 to 30.11.2021 (1022 days)	- ₹4,07,853/-
Total	- ₹28,35,549.48

63. The claimant received an amount of ₹11,10,292/- as per the award of the Collector. So, he is entitled to ₹17,25,257.48 as additional compensation.

64. **Point No.16:-** Coming to LAR No.122/2022, an extent of 0.0008 hectare of land was acquired and awarded a compensation of ₹1,86,841/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.08 ares of land would come to ₹1,90,365.60 (₹23,79,570 x 0.08). When the said amount is multiplied by the factor 1.2, the market value would come to ₹2,28,438.72. The Collector awarded ₹11,407/- towards the value of the house or other immovable property. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100%

of the total compensation. The market value of land plus the value of assets attached to it would come to ₹2,39,845.72 (₹2,28,438.72 + ₹11,407). 100% solatium amounts to ₹2,39,845.72. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021, and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹2,39,845.72 from 11.02.2019 to 25.11.2021 (1017 days) amounts to ₹80,193.89. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.08 ares) - ₹1,90,365.60
Value of land after multiplying by factor 1.2	- ₹2,28,438.72
Value of the house or other immovable property	- ₹11,407
100% Solatium	- ₹2,39,845.72
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹80,193.89
Total	₹5,59,885.33

65. The claimant received an amount of ₹1,86,841/- as per the award of the Collector. So, he is entitled to ₹3,73,044.33 as additional compensation.

66. **Point No.17**:- Coming to LAR No.123/2022, an extent of 0.0008 hectare of land was acquired and awarded a compensation of ₹1,64,027/- to the claimants. Admittedly, the land belongs to the claimants. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.08 ares of land would come to ₹1,90,365.60 (₹23,79,570 x 0.08). When the said amount is multiplied by the factor 1.2, the market value would come to ₹2,28,438.72. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. Claimants have not adduced any material to show that there is any structure or other assets in the acquired land. So, the market value of land can be taken for awarding solatium. 100% solatium amounts to ₹2,28,438.72. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in

every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021, and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹2,28,438.72 from 11.02.2019 to 25.11.2021 (1017 days) amounts to ₹76,379.89. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimants have no case that they are entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimants contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimants was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land - (₹23,79,570 x 0.08 ares) -	₹1,90,365.60
Value of land after multiplying by factor 1.2	- ₹2,28,438.72
Value of the house or other immovable property	- Nil
100% Solatium	- ₹2,28,438.72
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹76,379.89
Total	- ₹5,33,257.33

67. The claimants received an amount of ₹1,64,027/- as per the award of the Collector. So, they are entitled to ₹3,69,230.33/- as additional compensation.

68. **Point No.18:-** Coming to LAR No.124/2022, an extent of 0.0068 hectare of land was acquired and awarded a compensation of ₹14,03,390/- to the claimants. Admittedly, the land belongs to the claimants. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.68 ares of land would come to ₹16,18,107.60 ( $₹23,79,570 \times 0.68$ ). When the said amount is multiplied by the factor 1.2, the market value would come to ₹19,41,729.12. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. Claimants have not adduced any material to show that there is any structure or other assets in the acquired land. So, the market value of land can be taken for awarding solatium. 100% solatium amounts to ₹19,41,729.12. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was

published on 11.02.2019. The award was passed on 21.01.2022, and the possession of land was taken on 26.03.2022. Therefore, 12% per annum on ₹19,41,729.12 from 11.02.2019 to 21.01.2022 (1074 days) amounts to ₹6,85,616.57. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimants have no case that they are entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimants contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimants was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.68 ares)	- ₹16,18,107.60
Value of land after multiplying by factor 1.2		- ₹19,41,729.12
Value of the house or other immovable property		- Nil
100% Solatium		- ₹19,41,729.12
12% of the market value from 11.02.2019 to 21.01.2022 (1074 days)		- ₹6,85,616.57
Total		₹45,69,074.81

69. The claimants received an amount of ₹14,03,390/- as per the award of the Collector. So, they are entitled to ₹31,65,685/- as additional compensation.

70. **Point No.19:-** Coming to LAR No.125/2022, an extent of 0.0007 hectare of land was acquired and awarded a compensation of ₹1,64,621/- to the claimant. Admittedly, the land belongs to the

claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.07 ares of land would come to ₹1,66,569.90 (₹23,79,570 x 0.07). When the said amount is multiplied by the factor 1.2, the market value would come to ₹1,99,883.88. The Collector awarded ₹10,549/- towards the value of the house or other immovable property. Claimant has not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹2,10,432.88 (₹1,99,883.88 + ₹10,549). 100% solatium amounts to ₹2,10,432.88. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 25.11.2021, and the possession of land was taken on 21.01.2022. Therefore, 12% per annum on ₹2,10,432.88 from 11.02.2019 to 25.11.2021 (1017 days)

amounts to ₹70,359.53. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land - (₹23,79,570 x 0.07 ares)	- ₹1,66,569.90
Value of land after multiplying by factor 1.2	- ₹1,99,883.88
Value of the house or other immovable property	- ₹10,549
100% Solatium	- ₹2,10,432.88
12% of the market value from 11.02.2019 to 25.11.2021 (1017 days)	- ₹70,359.53
Total	₹4,91,225.29

71. The claimant received an amount of ₹1,64,621/- as per the award of the Collector. So, he is entitled to ₹3,26,604.29 as additional compensation.

72. **Point No.20:-** Coming to LAR No.126/2022, an extent of 0.0113 hectare of land was acquired and awarded a compensation of ₹30,98,356/- to the claimants. Admittedly, the land belongs to the claimants. By applying the market value of the land at ₹23,79,570/- per are, the market value of 1.13 ares of land would come to ₹26,88,914.10 (₹23,79,570 x 1.13). When the said amount is multiplied by the factor 1.2, the market value would come to

₹32,26,696.92. The Collector awarded ₹3,83,125/- towards the value of the house or other immovable property. Claimants have not produced any material to determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹36,09,821.92 (₹32,26,696.92 + ₹3,83,125). 100% solatium amounts to ₹36,09,821.92. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 21.01.2022, and the possession of land was taken on 26.03.2022. Therefore, 12% per annum on ₹36,09,821.92 from 11.02.2019 to 21.01.2022 (1074 days) amounts to ₹12,74,613.28. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimants have no case that they are entitled to get compensation under the head of rehabilitation and resettlement

benefits. Although the claimants contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimants was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 1.13 ares) - ₹26,88,914.10
Value of land after multiplying by factor 1.2	- ₹32,26,696.92
Value of the house or other immovable property	- ₹3,83,125
100% Solatium	- ₹36,09,821.92
12% of the market value from 11.02.2019 to 21.01.2022 (1074 days)	₹12,74,613.28
Total	₹84,94,257.12

73. The claimants received an amount of ₹30,98,356/- as per the award of the Collector. So, they are entitled to ₹53,95,901.12 as additional compensation.

74. **Point No.21**:- Coming to LAR No.3/2023, an extent of 0.0010 hectare of land was acquired and awarded a compensation of ₹2,34,502/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.10 ares of land would come to ₹2,37,957/- (₹23,79,570 x 0.10). When the said amount is multiplied by the factor 1.2, the market value would come to ₹2,85,548.40. The Collector awarded ₹10,194/- towards the value of the house or other immovable property. Claimant has not produced any material to

determine the value of structures. Hence the value fixed by the Land Acquisition Officer can be accepted. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. The market value of land plus the value of assets attached to it would come to ₹2,95,742.40 (₹2,85,548.40 + ₹10,194). 100% solatium amounts to ₹2,95,742.40. By virtue of S.69(2) of the Act, in addition to the market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 13.12.2022, and the possession of land was taken on 17.01.2023. Therefore, 12% per annum on ₹2,95,742.40 from 11.02.2019 to 13.12.2022 (1400 days) amounts to ₹1,36,122.52. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously

affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	-	(₹23,79,570 x 0.10 ares)	-	₹2,37,957
Value of land after multiplying by factor 1.2			-	₹2,85,548.40
Value of the house or other immovable property			-	₹10,194
100% Solatium			-	₹2,95,742.40
12% of the market value from 11.02.2019 to 13.12.2022 (1400 days)			-	₹1,36,122.52
Total			-	₹7,27,607.32

75. The claimant received an amount of ₹2,34,502/- as per the award of the Collector. So, he is entitled to ₹4,93,105.32 as additional compensation.

76. **Point No.22:-** Coming to LAR No.5/2023, an extent of 0.0007 hectare of land was acquired and awarded a compensation of ₹1,43,639/- to the claimant. Admittedly, the land belongs to the claimant. By applying the market value of the land at ₹23,79,570/- per are, the market value of 0.07 ares of land would come to ₹1,66,569.90 (₹23,79,570 x 0.07). When the said amount is multiplied by the factor 1.2, the market value would come to ₹1,99,883.88. By virtue of S.69(3), the Authority shall, in every case, award a solatium of 100% of the total compensation. Claimant has not adduced any material to show that there is any structure or other assets in the acquired land. So, the market value of land can be taken for awarding solatium. 100% solatium amounts to ₹1,99,883.88. By virtue of S.69(2) of the Act, in addition to the

market value of the land, as above provided, the Authority shall in every case award an amount calculated at the rate of twelve percent, per annum on such market value for the period commencing on and from the date of the publication of the preliminary notification under section 11 in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier. The preliminary notification under S.11(1) of the Act was published on 11.02.2019. The award was passed on 02.12.2021, and the possession of land was taken on 17.01.2023. So, 12% per annum on ₹1,99,883.88 from 11.02.2019 to 02.12.2021 (1024 days) is ₹67,292.41. The Collector has not awarded any amount under the head of rehabilitation and resettlement benefits, and the claimant has no case that he is entitled to get compensation under the head of rehabilitation and resettlement benefits. Although the claimant contended that, due to the acquisition of the aforesaid extent of land, the remaining property of the claimant was injuriously affected, there is no material before the Authority to substantiate such a claim. So, the total compensation to be awarded is as follows:

Value of the land	- (₹23,79,570 x 0.07 ares) - ₹1,66,569.90
Value of land after multiplying by factor 1.2	- ₹1,99,883.88
Value of the house or other immovable property	- Nil
100% Solatium	- ₹1,99,883.88
12% of the market value from 11.02.2019 to 02.12.2021 (1024 days)	- ₹67,292.41
Total	₹4,67,060.17

77. The claimant received an amount of ₹1,43,639/- as per the award of the Collector. So, he is entitled to ₹3,23,421.17 as additional compensation.

78. **Point No.23:-** In the result,

**LAR No.107/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹1,38,463/- (Rupees one lakh thirty-eight thousand four hundred and sixty three only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

79. **LAR No.36/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹2,37,855 (Rupees two lakh thirty seven thousand eight hundred and fifty five only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

80. **LAR No.61/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹6,26,331/- (Rupees six lakh twenty six thousand three hundred and thirty one only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

81. **LAR No.62/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹2,85,324/- (Rupees two lakh eighty five thousand three hundred and twenty four only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

82. **LAR No.65/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹11,68,077/- (Rupees eleven lakh sixty eight thousand and seventy seven only).
- (b) The claimant is entitled to get 9% interest per annum on the

amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimant is entitled to get proportionate costs.

83. **LAR No.78/2022** is answered in favour of the claimant as follows:

**(a)** The claimants are entitled to enhanced compensation of ₹40,82,258/- (Rupees forty lakh eighty two thousand two hundred and fifty eight only).

**(b)** The claimants are entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimants are entitled to get proportionate costs.

84. **LAR No.80/2022** is answered in favour of the claimant as follows:

**(a)** The claimant is entitled to enhanced compensation of ₹1,88,003/- (Rupees one lakh eighty eight thousand and three only).

**(b)** The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 11.02.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimant is entitled to get proportionate costs.

85. **LAR No.81/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹1,15,250/- (Rupees one lakh fifteen thousand two hundred and fifty only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

86. **LAR No.101/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹1,40,745/- (Rupees one lakh forty thousand seven hundred and forty five only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 11.02.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

87. **LAR No.102/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹2,30,769/- (Rupees two lakh thirty thousand seven hundred and sixty nine only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of

possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

(c) The claimant is entitled to get proportionate costs.

88. **LAR No.106/2022** is answered in favour of the claimant as follows:

(a) The claimant is entitled to enhanced compensation of ₹1,42,197/- (Rupees one lakh forty two thousand one hundred and ninety seven only).

(b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 11.02.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

(c) The claimant is entitled to get proportionate costs.

89. **LAR No.108/2022** is answered in favour of the claimant as follows:

(a) The claimant is entitled to enhanced compensation of ₹97,219/- (Rupees ninety seven thousand two hundred and nineteen only).

(b) The claimant is is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

(c) The claimant is entitled to get proportionate costs.

90. **LAR No.116/2022** is answered in favour of the claimant as follows:

(a) The claimant is entitled to enhanced compensation of ₹3,76,689/- (Rupees three lakh seventy six thousand six hundred and eighty nine only).

(b) The claimant is entitled to get 9% interest per annum on

the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimant is entitled to get proportionate costs.

91. **LAR No.117/2022** is answered in favour of the claimant as follows:

**(a)** The claimant is entitled to enhanced compensation of ₹17,25,257/- (Rupees seventeen lakh Twenty Five thousand Two hundred and Fifty Seven only).

**(b)** The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimant is entitled to get proportionate costs.

92. **LAR No.122/2022** is answered in favour of the claimant as follows:

**(a)** The claimant is entitled to enhanced compensation of ₹3,73,044/- (Rupees three lakh seventy three thousand and fourty four only).

**(b)** The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.

**(c)** The claimant is entitled to get proportionate costs.

93. **LAR No.123/2022** is answered in favour of the claimant as follows:

- (a) The claimants are entitled to enhanced compensation of ₹3,69,230/- (Rupees three lakh sixty nine thousand two hundred and thirty only).
- (b) The claimants are entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimants are entitled to get proportionate costs.

94. **LAR No.124/2022** is answered in favour of the claimant as follows:

- (a) The claimants are entitled to enhanced compensation of ₹31,65,685/- (Rupees thirty one lakh sixty five thousand six hundred and eighty five only).
- (b) The claimants are entitled to get 9% interest per annum on the amount for a period of one year from 26.03.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimants are entitled to get proportionate costs.

95. **LAR No.125/2022** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹3,26,604/- (Rupees three lakh twenty six thousand six hundred and four only).

- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 21.01.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

96. **LAR No.126/2022** is answered in favour of the claimant as follows:

- (a) The claimants are entitled to enhanced compensation of ₹53,95,901/- (Rupees fifty three lakh ninety five thousand nine hundred and one only).
- (b) The claimants are entitled to get 9% interest per annum on the amount for a period of one year from 26.03.2022, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimants are entitled to get proportionate costs.

97. **LAR No.3/2023** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹4,93,105/- (Rupees four lakh ninety three thousand one hundred and five only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 17.01.2023, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

98. **LAR No.5/2023** is answered in favour of the claimant as follows:

- (a) The claimant is entitled to enhanced compensation of ₹3,23,421/- (Rupees three lakh twenty three thousand four hundred and twenty one only).
- (b) The claimant is entitled to get 9% interest per annum on the amount for a period of one year from 17.01.2023, date of possession and thereafter @ 15% per annum till the amount is actually paid/deposited before the authority.
- (c) The claimant is entitled to get proportionate costs.

*Dictated to the Confdl. Asst. transcribed and typed by her, corrected and pronounced by me in open court on this the 31<sup>st</sup> day of March, 2026.*

Sd/-

**Subash. S**  
**Land Acquisition, Rehabilitation**  
**and Re-Settlement Authority,**  
**Kottayam.**

### **A P P E N D I X:**

#### **Exhibits Marked for the Claimants**

Ext. A1	23.12.2013	Certified copy of sale deed No. 3553/2013 of Ettumanoor , SRO
Ext.A2	26.09.2011	Copy of sale deed No. 438/1/2013 of Ettumanoor , SRO
Ext.A3	19.12.2016	Copy of sale deed No. 2626/1/2016 of Ettumanoor , SRO
Ext.A4	26.12.2025	Certified copy of award in LAR No.32/2022 and connected cases in LARR Authority.

**Exhibits Marked for the Respondent:NIL**

**Court Exhibits:**

Ext.C1	10.10.2024	Commission report filed by advocate commissioner Prasannakumary.V.R.
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**Witness Examined for Claimant**

PW1	12.11.2025	Joeroy
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**Witness Examined for the Respondent: NIL.**

**Court Witness: NIL.**

**Id/-  
Land Acquisition, Rehabilitation  
and Re-Settlement Authority**

Copied by:  
Compared by:

<b><u>STATEMENT AS PER O.M.No.D1-60482/1996 DATED 14-01-1997</u></b> <b><u>OF THE HONOURABLE HIGH COURT OF KERALA.</u></b> <b><u>LAND ACQUISITION, REHABILITATION AND</u></b> <b><u>RE-SETTLEMENT AUTHORITY, KOTTAYAM.</u></b>		
<b><u>L.A.R. No.3/2023</u></b>		
a)	Purpose of acquisition :	For the development of Athirampuzha town
b)	Date of notification either under section 3(1) or 4(1) of the act as the case may be	24.02.2018
c)	Date on which possession was taken	17.01.2023
d)	Date of award, compensation awarded by the Land Acquisition	13.12.2022
i.	Land Value of 0.10 Are @ ₹7,19,311/- per Are.	₹71,931
ii	Factor by which Land value multiplied	1.2
iii.	Value of improvements	₹10,194
1. Trees: Nil		
2. Structures: ₹10,194		
iv	Market Value of land (i x ii) + iii)	₹96,511
v	100% Solatium on Market Value of land	₹96,511
vi.	Additional enhancement value @ 12% per annum for (I) of under section 30(3) of LAAR Act 2013 for the period of 1754 days from 24.02.2018. to 13.12.2022.	₹41,479.55
vii.	Total	₹2,34,502
viii.	Rehabilitation and Resettlement amount grand (Rounded to)	Nil
ix.	Grand Total (Rounded to)	₹2,34,502
e.	Whether the court has enhanced the compensation or Not	Enhanced the compensation

f.	Whether the court has enhanced the compensation, the relevant break up figures, including the centage	Enhanced the compensation.
i.	Land value fix @ 0.10 Ares X 1.2 X 23,79,570 per Are )	₹ ₹2,85,548.40
ii	Land Value awarded by the Acquisition officer (0.10 Ares X 1.2 X Are )	₹86,317 ₹7,19,311 per
iii	Balance Land Value(i- ii)	₹1,99,231.4
iv	Value of improvements	₹10,194
	1. Trees:Nil	
	2. Structures:₹10,194	
v	Total Land Value	₹2,95,742.40
vi	100% of solatium of ₹2,95,742.40	₹2,95,742.40
vii	12% of ₹2,95,742.40 ( For the period from 11.02.2019 to 13.12.2022, 1400 days).	₹1,36,122.52
viii	Rehabilitation Amount	Nil
ix	<b>Total</b>	<b>₹7,27,607.32</b>
	<b>Grand Total (7,27,607.32 - 2,34,502)</b>	<b>₹4,93,105.32</b>
<p>The Claimant is entitled to get enhanced compensation of <b>₹4,93,105/-</b> with interest at 9% per annum for one year from 17.01.2023 and thereafter at 15% per annum till the deposit is made.</p>		

Id/-

**Land Acquisition, Rehabilitation  
and Re-Settlement Authority.**