

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE OF TIRUVALLUR

Present: Dr. J. JULIET PUSHPA, Ph.D. (Law)

Principal District Judge, Tiruvallur

Thursday, the 18th of December, 2025

Land Acquisition O.P. No.60/2022

(CNR No. : TNTR010002992022)

R. Vasu, S/o Govinda Naidu

... Petitioner/ Claimant

Land Acquisition O.P. No.57/2022

(CNR No. : TNTR010003082022)

R.V. Indhra, W/o Vasu Naidu

... Petitioner/ Claimant

Land Acquisition O.P. No.129/2022

(CNR No. : TNTR010062042021)

Andal , W/o Rajendiran,

... Petitioner/ Claimant

Land Acquisition O.P. No.55/2022

(CNR No. : TNTR010003002022)

V. Sathishbabu , S/o Vasu Naidu

... Petitioner/ Claimant

Land Acquisition O.P. No.184/2022

(CNR No. : TNTR010085692021)

E. Suman , S/o K.A. Elumalai

... Petitioner/ Claimant

Land Acquisition O.P. No.51/2022

(CNR No. : TNTR010003012022)

R.V. Sureshbabu , S/o Vasu Naidu

... Petitioner/ Claimant

Land Acquisition O.P. No.54/2022

(CNR No. : TNTR010003032022)

K. Kalamani , W/o Vishwanathan

... Petitioner/ Claimant

Land Acquisition O.P. No.29/2022

(CNR No. : TNTR010090232021)

C. Elangovan , S/o N. Chinnamani

... Petitioner/ Claimant

Land Acquisition O.P. No.271/2022

(CNR No. : TNTR010034422022)

A.B. Mohan, S/o A.S. Balarama Reddy

... Petitioner/ Claimant

Land Acquisition O.P. No.315/2022 (CNR No. : TNTR010034362022)	
A.B. Mohan , S/o A.S. Balarama Reddy	... Petitioner/ Claimant
Land Acquisition O.P. No.417/2021 (CNR No. : TNTR010041382021)	
R.V. Sathishbabu, S/o Vasu	... Petitioner/ Claimant
Land Acquisition O.P. No.341/2022 (CNR No. : TNTR010037312022)	
G. Srinivasan , S/o Govindaswamy	... Petitioner/ Claimant
Land Acquisition O.P. No.72/2022 (CNR No. : TNTR010003112022)	
K. Babu , S/o Kollapuri	... Petitioner/ Claimant
Land Acquisition O.P. No.53/2022 (CNR No. : TNTR010002982022)	
K. Kalamani , W/o Vishwanathan,	... Petitioner/ Claimant
Land Acquisition O.P. No.419/2021 (CNR No. : TNTR010040972021)	
R.V. Sureshbabu, S/o Vasu	... Petitioner/ Claimant
Land Acquisition O.P. No.59/2022 (CNR No. : TNTR010003122022)	
G. Gopikrishnan, S/o Ganesan	... Petitioner/ Claimant
Land Acquisition O.P. No.3/2022 (CNR No. : TNTR010090222021)	
B. Mahendran , S/o Balakrishnan	... Petitioner/ Claimant
Land Acquisition O.P. No.22/2022 (CNR No. : TNTR010002992022)	
V. Indhra, W/o Vasu Naidu	... Petitioner/ Claimant
Land Acquisition O.P. No.314/2022 (CNR No. : TNTR010036212022)	
R. Varadammal , W/o P. Radhakrishnan,	... Petitioner/ Claimant
Land Acquisition O.P. No.77/2022 (CNR No. : TNTR010004752022)	
S. Sundarammal , W/o Subramani Chettiyar	... Petitioner/ Claimant

Land Acquisition O.P. No.47/2022 (CNR No. : TNTR010003072022)	
R.V. Jayababu , S/o R. Vasu Naidu	... Petitioner/ Claimant
Land Acquisition O.P. No.56/2022 (CNR No. : TNTR010002942022)	
J. Rekha, W/o Jayababu	... Petitioner/ Claimant
Land Acquisition O.P. No.71/2022 (CNR No. : TNTR010002912022)	
R. Chokkalingam ,S/o Ranganathan	... Petitioner/ Claimant
Land Acquisition O.P. No.252/2022 (CNR No. : TNTR010025632022)	
R. Gajendrarajan , S/o M. Rathinam	... Petitioner/ Claimant
Land Acquisition O.P. No.11/2022 (CNR No. : TNTR010090252021)	
D. Kanniyappan , S/o Duraiswamy	... Petitioner/ Claimant
Land Acquisition O.P. No.30/2022 (CNR No. : TNTR010090242021)	
V. Rose, S/o Venkatesan	... Petitioner/ Claimant
Land Acquisition O.P. No.114/2022 (CNR No. : TNTR010007292022)	
K. Raghupathy , S/o Kuppusamy	... Petitioner/ Claimant
Land Acquisition O.P. No.17/2022 (CNR No. : TNTR010090192021)	
P. Maheshwari , W/o Ponnurangam	... Petitioner/ Claimant
Land Acquisition O.P. No.20/2022 (CNR No. : TNTR010090312021)	
V. Deenadayalan , S/o Venkatesan	... Petitioner/ Claimant
Land Acquisition O.P. No.310/2022 (CNR No. : TNTR010034622022)	
N. Mari Reddiyar , S/o Narayanaswamy Reddiyar	... Petitioner/ Claimant
Land Acquisition O.P. No.128/2022 (CNR No. : TNTR010009342022)	
M. Pushparaj , S/o Mugundan ,	... Petitioner/ Claimant

Land Acquisition O.P. No.269/2022 (CNR No. : TNTR010034282022)	
A.C.Balasubramani , S/o Chellappa	... Petitioner/ Claimant
Land Acquisition O.P. No.281/2022 (CNR No. : TNTR010034632022)	
M. Viram , S/o N.R. Mani	... Petitioner/ Claimant
Land Acquisition O.P. No.275/2022 (CNR No. : TNTR010034312022)	
S. Jayaraman , S/o Chellappa	... Petitioner/ Claimant
Land Acquisition O.P. No.245/2022 (CNR No. : TNTR010025682022)	
S. Rajendran , S/o Srinivasan	... Petitioner/ Claimant
Land Acquisition O.P. No.238/2022 (CNR No. : TNTR010025712022)	
J. Hemavathi , W/o D. Jagadeesan	... Petitioner/ Claimant
Land Acquisition O.P. No.108/2023 (CNR No. : TNTR010086942021)	
M. Gajendran , S/o Muniyan	... Petitioner/ Claimant
Land Acquisition O.P. No.228/2022 (CNR No. : TNTR010025742022)	
R. Jothiammal, W/o S. Rajendran	... Petitioner/ Claimant
Land Acquisition O.P. No.189/2022 (CNR No. : TNTR010085912021)	
V. Santhanalakshmi, W/o Velayutham	... Petitioner/ Claimant
Land Acquisition O.P. No.150/2022 (CNR No. : TNTR010013272022)	
A.Athmalingam , S/o Appadurai	... Petitioner/ Claimant
Land Acquisition O.P. No.95/2022 (CNR No. : TNTR010005642022)	
V. Dhakshayini , W/o R. Gopinath	... Petitioner/ Claimant

Land Acquisition O.P. No.103/2022 (CNR No. : TNTR010065592021)	
V. Palanithangam , W/o Vellaisamy	... Petitioner/ Claimant
Land Acquisition O.P. No.96/2022 (CNR No. : TNTR010005672022)	
T.R. Sasirekha , W/o T.N.R. Ramaswamy Naidu	... Petitioner/ Claimant
Land Acquisition O.P. No.98/2023 (CNR No. : TNTR010032032023)	
Jayendra Babubhai Kamdar , S/o B.R. Kamdar	... Petitioner/ Claimant
Land Acquisition O.P. No.118/2022 (CNR No. : TNTR010062882021)	
C. Govardhan , S/o Chenchu Rama Naidu	... Petitioner/ Claimant
Land Acquisition O.P. No.150/2023 (CNR No. : TNTR010033382023)	
1. K. Kathirvel , S/o Kannappa Reddiyar	... Petitioners/ Claimants
2. K. Elumalai, S/o Kannappan	
3. K. Shankar, S/o Kannappan	
4. K. Gurunathan, S/o Kannappan	
5. K. Balaraman, S/o Kannappan	
6. G. Kumar, W/o R. Govindaraj	
Land Acquisition O.P. No.63/2022 (CNR No. : TNTR010003162022)	
L. Vasanthakumari , W/o K. Loganathan	... Petitioner/ Claimant
Land Acquisition O.P. No.154/2022 (CNR No. : TNTR010013262022)	
R. Venkatesan , S/o Govinda Naidu	... Petitioner/ Claimant
Land Acquisition O.P. No.126/2022 (CNR No. : TNTR010065312021)	
R. Srinath , S/o Bakthavatchalu	... Petitioner/ Claimant
Land Acquisition O.P. No.123/2022 (CNR No. : TNTR010008212022)	
B. Srikanth , S/o Bakthavatchalu	... Petitioner/ Claimant
Land Acquisition O.P. No.280/2022 (CNR No. : TNTR010034702022)	
V.K. Saliram , S/o Venkatakrishnan	... Petitioner/ Claimant

Land Acquisition O.P. No.282/2022
(CNR No. : TNTR010034872022)

U. Rajalakshmi , W/o Umashankar

... Petitioner/ Claimant

Land Acquisition O.P. No.240/2022
(CNR No. : TNTR010025582022)

A.Sripathy , S/o R. Ananda

... Petitioner/ Claimant

Land Acquisition O.P. No.79/2022
(CNR No. : TNTR010004732022)

D. Krishnaveniyammal, W/o Dhayanithi

... Petitioner/ Claimant

Land Acquisition O.P. No.250/2022
(CNR No. : TNTR010025782022)

E. Rajaram , S/o Kuppa Naidu

... Petitioner/ Claimant

Land Acquisition O.P. No.192/2022
(CNR No. : TNTR010017932022)

M. Nalini, W/o Babu

... Petitioner/ Claimant

Land Acquisition O.P. No.162/2022
(CNR No. : TNTR010013212022)

R. Venkatesan , S/o Govinda Naidu

... Petitioner/ Claimant

//Versus//

1. The Special Tahsildar, (LA),
Tamil Nadu Road Sector Project – II
Chennai-32.

.. 1st Respondent / Referring Officer

2. The Divisional Engineer (C&M)
Highways Department,
Tiruvallur

... 2nd respondent / Requisition Body

These petitions coming 15.12.2025 for final hearing before me in the presence of M/s G. Seetharaman, S. Priya, learned counsel for the petitioners/claimants in all the above cases, and Thiru. E. Vijayakumar, learned Government Pleader appearing for

the 1st respondent/ Referring Officer and for the 2nd respondent/ Requisition Body, upon perusing the material papers on record and upon hearing the arguments of both side and having stood over for consideration till this day, this court delivered the following....

COMMON ORDER

The Special District Revenue Officer (LA), Tamil Nadu Road Sector Project – II, Chennai had submitted the proposals in all the above cases stating that the Claimants have preferred a claim for enhancement of compensation as contemplated u/s 64 of The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 in respect of the award of the referring officer in the respective awards passed in the above cases.

2. According to the referring Officer , the impugned lands in 10 villages, namely (1) Amoor village (2) AnuppampattuVillage (3) JeganathapuramVillage, (4) KalpakkamVillage (5) KollattiVillage (6) NalurVillage, (7) Neithavoyal (Block I and II) (8) Thatchur-I (9) VannipakkamVillage, (10) Voyalur Village, Tiruvallur District which belong to the Claimants , which were notified for acquisition under section 15(2) Tamil Nadu Highways Act 2001 (Act.342002) for formation of outer ring road connecting the North Port Chennai, Kamarajar Port Chennai to Ennore Port connectivity road through Neidhavoyal Village-II, Ponneri taluk . Since Right to Fair Compensation and Transparency in Land Acquisition , Rehabilitation and Resettlement Act 2013 has been enacted, interim award for the acquisition of the above land has been passed as per the executive instructions issued in G.O.Ms.No.33 Highways and

Minor Ports Department dated 19.02.2016. After the Government issued rules and regulations for RFCTLARR Act in G.O.Ms.NO.298 and 300 Revenue and Disaster Management Department dated 20.09.2017, Compensation amount has been arrived and award passed by the referring Officer and disbursed the same to the land owners and the same was received by the land owners / claimants under protest .

As per G.O.Ms.No.29, Revenue and Disaster Management Department dated 24.01.2019 and as per section 80 of the RFCTLARR Act 2013, 12 % additional market value on land value and interest, the compensation amount for the respective lands were arrived as mentioned in the impugned awards passed by the referring officer/1st respondent. Hence the compensation amount were given to the respective land owners and they received the same with protest. The basis for the land value fixed for the acquisition of lands are clearly explained in the Award, hence, prayed that the claim of the claimants may be taken on record for disposal off in accordance with law. Accordingly submitted the records pertaining to all the above claim petition of the claimants to this Court.

3. Common brief averments in the written Statements filed by the respective Claimants are as follows :

The claimants have submitted written statements stating that the amount fixed by the referring officer is too low, and disproportionate to the then prevailing market value. The claimants lands are situated very adjacent to the National Highways Road. The referring officer acquired the claimant's agricultural lands situated at the respective villages, for the purpose of formation of outer ring road connecting the North Port

Chennai, Kamarajar Port Chennai to Ennore Port connectivity road at Village, Ponneri taluk as per Tamil Nadu Highways Act 2001. The referring officer fixed the lowest rate of compensation while the adjacent land were awarded with higher compensation. There are frequent facilities from the acquired land connecting to various places. There are Municipality, agricultural department, District Munsif Court, all the combined Courts such as subordinate Judges Court and also Jail, Taluk Office, RDO Office, Railway station, educational institutions such as higher secondary school, typewriting and shorthand, computer and also Government College, private institutions are situated at Ponneri. All kinds of business and commercial complexes, ATM facilities, vegetable, fruits, fish markets, theaters, Government hospital, private clinics, rice mills, medical stores, all kinds of grocery shops, textiles, hostels, commercial establishments are available at Ponneri with very high floating population. Bhavaniamman temple at Siruvapuri Village is also situated nearer, besides, Ennore, Chennai pulicat (Pazhaverkadu) lake and other places are very nearer and accessible to claimants' lands. Consequent to formation of six lane goods and transport facility, for import and export on roads by the new formation of six lane road and all kinds of buses, autos were running Chennai, Kamarajar Port, North Port, Chennai through claimant lands in Minjur, throughout the day and night on the road. The claimant is facing very difficult situation to lead normal day to day life due to the acquisition. The claimants were raising 3 bogums per annum and earning Rs.45,000/- per acre with multiple crops of paddy, ragi, groundnut, etc. The referring officer has failed to consider the guidelines of Hon'ble Apex Court and Hon'ble High Court, Madras in

determination of market value as per the RFCTLARR Act 2013 and passed the impugned awards. Hence, prayed to enhance the compensation for the acquired lands at Rs 1,00,000/- per sq. meter together with 100% solatium, interest at 15% and also 12% with damages and 15% severance compensation for the lands acquired.

4. Brief averments in the Counters separately filed by the 1st respondent / Referring Officer and 2nd respondent/ requisition body are as follows :

The referring Officer denied all the contentions made in the written statement of the claimant as there is no proof produced to substantiate the claim. The value of Rs.1,00,000/- per sq. meter is very high. Government of Tamilnadu vide GO No.33 Highway and Small Ports (HF2) Dept. dt. 19.02.2016 has ordered to acquire lands in 15 Villages in Ponneri Taluk for formation of Access Road to Northern Port of Ennore Port and No.140 and Notification was issued in daily newspapers on 22.01.2017 and on subsequent dates. Ennore project was categorized under Chennai Peripheral Road Project Part I and the land acquisition process was continued by the Special DRO (LA), Tamil Nadu Road Sector Project II as per the GO NO.74, Highways and Small Ports (HW2) Department dated 21.07.2014 and GO Ms.No.259, Highways and Small Ports (EAP-1) Department dated 05.09.2020. Gazette Notification was published on 26.06.2019 and on various dates in the respective cases, and the RDO , Ponneri offered to calculate the land value on the basis of guideline value and pay 25% addition to guideline value as per GO No.411, Revenue and Disaster Management Department, dated 06.08.2020. But, the land owners were not willing to receive the compensation. Hence, 1st respondent sought permission to fix the market value as per letter dated

25.02.2020 and permission was accorded by Commissioner , Land acquisition . Guideline value of acquired lands were collected from Sub Registrar, Ponneri and particulars of classification and guideline value were also downloaded from the website of Registration Department, www.tnregineet.gov.in and guideline value was taken after comparison. Sales statistics prior to 3 years from the date of respective publication of notice in the locality together with 5761 sales were taken during the period, out of which 1896 sales were taken for consideration which took place from 400, 800, and 1600 meters radius from the centre of acquired lands at the villages where the acquired lands are situated. Only two sales were taken for consideration for arriving average sale price . Basic market value is determined to the acquired land based upon classification . The guideline value of the registration department is given 150% addition. Multiplier 1.25 is adopted as the acquired lands fall under the limits of Chennai Metropolitan Development Authority and passed the impugned awards as detailed in each and every award. All the other benefits with 100% solatium , for multiplier 1.25 and 12% interest from the date of publication till the date of passing award was also awarded. Compensation was adequately paid to the land owners. Hence, claim of claimants is not sustainable. Hence, prayed to dismiss the original petitions.

5. Joint Trial for all claimant's case :

Memo filed by the petitioners/claimants to conduct joint trial in respect of LAOP.60/2022 along with other 56 cases as per the cause title above and the same was recorded. The learned Government Pleader appearing for respondents has also endorsed

no objection for the joint trial of all the cases. Since the acquisition proceedings of the lands in the above said seven villages are concerned with same scheme, i.e. construction of road connectivity for Ennore Port under Northern port access road in Neithavoyal – II village, and the referring officer and requisition body (respondents) in all the above cases are one and the same, for the sake of convenience, the above cases were ordered to be tried jointly and accordingly, common order is passed.

6. Evidence :

Evidence was recorded and documents were marked in common in LAOP.66/2025 for all the above cases. On the side of the petitioners/claimants, the claimant in LAOP. 66/2025 namely R.G. Vasu examined himself as PW1 on behalf of all the claimants and marked Ex.P1 to Ex.P29 were marked. On the side of the respondents, Thiru.K.B. Ramesh, Special Tahsildar (LA) was examined as RW1 and no document was marked on the side of respondents

7. Points for consideration :

Now, on considering all the facts, this Court has to resolve the following issues.

1. **Whether the impugned Awards passed by the land Acquisition Officer (Referring Officer) are fair and just ?**
2. **Whether petitioners/claimants are entitled to get enhanced compensation? If so, what is the quantum ?**
3. **Whether these claim petitions are to be allowed ?**

8. POINTS 1 to 3 :

Both side heard. Written Arguments also filed by both side.

9. History of the claimants:

The Claim of petitioners/claimants were referred by the first respondent (Referring Officer) u/s 64 of **The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013** (herein after called “the said Act”).

10. On considering records and rival points put forth by both sides, it is seen that the notifications for acquisition of the following lands as detailed below land for formation of formation of outer ring road connecting the North Port Chennai, Kamarajar Port Chennai to Ennore Port connectivity road at Village, Ponneri taluk as per Tamil Nadu Highways Act 2001 were issued on the respective dates . Then, the District Revenue Officer / Land Acquisition Officer , Tiruvallur has passed the impugned awards in respect of the acquired lands of the claimants and the compensation awards were received by the respective claimants. The particulars of award and the value of the land fixed are as follows.

Sl. No.	LAOP No.	Village	Date of publication u/s 15(2) of Act 34/2002	Award No. and Date.	Value of the land fixed	Value of the Tree / structure value
1.	3/2022	Voyalur -I	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
2.	22/2022	Voyalur -I	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
3.	314/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 1081.22 per sq. meter	—
4.	77/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
5.	47/2022	Voyalur –III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
6.	56/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—

7.	71/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
8.	252/2022	Voyalur -I	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 & 1081.22 per sq. meter	70,228(buil ding) 3,000(tree)
9.	11/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
10.	30/2022	Voyalur -III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
11.	114/2022	Voyalur – I & III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
12.	17/2022	Voyalur – III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
13.	20/2022	Voyalur – III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
14.	310/2022	Voyalur – III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 320.45 per sq. meter	—
15.	128/2022	Voyalur – III	08.10.2016	Award No.1/2020 Dated 22.10.2020	Rs. 1081.22 per sq. meter	—
16.	240/2022	Nalur-II	20.07.2020	Award No.9/2020 Dated 02.02.2021	Rs.497.90 per sq. meter	—
17.	150/2022	Kalpakkam	27.07.2017	Award No.5/2020 Dated 31.12.2020	Rs. 1084.62 per sq. meter	—
18.	269/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 1192.18 & 621.48 per sq. meter	—
19.	281/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 621.48 per sq. meter	—
20.	275/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 1192.18 & 621.48 per sq. meter	—
21.	245/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 331.15 per sq. meter	—
22.	238/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 621.48 per sq. meter	—
23.	108/2023	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 621.48 per sq. meter	312012(bui lding)
24.	228/2022	Amoor-II	21.07.2018	Award No.10/2020 Dated 15.02.2021	Rs. 331.15 per sq. meter	—
25.	57/2022	Neithavoyal-II	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
26.	129/2022	Neithavoyal (Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
27.	55/2022	Neithavoyal-II	22.01.2017	Award No.3/2020 Dated 23.11.2020	Rs. 494.19 per sq. meter	—
28.	184/2022	Neithavoyal- II(Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
29.	51/2022	Neithavoyal-I	22.01.2017	Award No.3/2020 Dated 23.11.2020	Rs. 494.20 per sq. meter	—
30.	54/2022	Neithavoyal-II	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 1626.91 per sq. meter	—
31.	29/2022	Neithavoyal- I(Block-I)	22.01.2017	Award No.3/2020 Dated 23.11.2020	Rs. 1168.67 per sq. meter	—

32.	271/2022	Neithavoyal-II	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
33.	315/2022	Neithavoyal-II	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
34.	60/2022	Neithavoyal-II	22.01.2017	Award No.3/2020 Dated 23.11.2020	Rs. 494.19 per sq. meter	—
35.	417/2021	Neithavoyal-II (Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
36.	341/1022	Neithavoyal- II(Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.19 per sq. meter	—
37.	72/2022	Neithavoyal (Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
38.	53/2022	Neithavoyal-II	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 1626.91 per sq. meter	—
39.	419/2021	Neithavoyal- II(Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
40.	59/2022	Neithavoyal (Block-II)	26.12.2016	Award No.4/2020 Dated 15.12.2020	Rs. 494.20 per sq. meter	—
41.	189/2022	Kalpakkam	27.07.2017	Award No.5/2020 Dated 31.12.2020	Rs. 1084.61 per sq. meter	—
42.	95/2022	Kalpakkam	27.07.2017	Award No.5/2020 Dated 31.12.2020	Rs. 1084.61 per sq. meter	—
43.	103/2022	Kalpakkam	27.07.2017	Award No.5/2020 Dated 31.12.2020	Rs. 1084.61 per sq. meter	—
44.	96/2022	Kalpakkam	27.07.2017	Award No.5/2020 Dated 31.12.2020	Rs. 1084.61 per sq. meter	—
45.	98/2023	Jeganathapuram-I & II Block-II)	01.01.2021	Award No.22/2020 Dated 01.11.2021	Rs. 914.26, 5775.00, 2189.62 per sq. meter	46,97,500 (building) 3347(tree)
46.	118/2022	Anuppampattu	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 299.87 per sq. meter	10430(tree)
47.	150/2023	Anuppampattu-II	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 370.64 per sq. meter	—
48.	63/2022	Anuppampattu-II	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 617.74 per sq. meter	—
49.	154/2022	Anuppampattu-II	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 299.87 per sq. meter	—
50.	126/2022	Anuppampattu	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 617.74 per sq. meter	—
51.	123/2022	Anuppampattu	06.06.2018	Award No.2/2020 Dated 20.01.2021	Rs. 617.74 per sq. meter	—
52.	280/2022	Thatchur-I	01.11.2018	Award No.8/2020 Dated 30.01.2021	Rs. 413.90 per sq. meter	—
53.	282/2022	Kollatti	15.01.2020	Award No.14/2020 Dated 15.04.2021	Rs. 2352.36 per sq. meter	—
54.	79/2022	Nalur-II	11.09.2019	Award No.9/2020 Dated 02.02.2021	Rs.1076.15 per sq. meter	17,474 (building)
55.	250/2022	Nalur-I	05.03.2019	Award No.7/2020 Dated 25.01.2021	Rs.4355.14 per sq. meter	—
56.	192/2022	Vannipakkam	14.04.2018	Award No.6/2020 Dated 20.01.2021	Rs.413.90 per sq. meter	—
57.	162/2022	Vannipakkam	14.04.2018	Award No.6/2020 Dated 22.06.2021	Rs. 506.86 per sq. meter	—

The referring Officer fixed the values in the respective cases for the purpose of acquisition , which were notified in the Gazettee u/s 15(1) of Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997 and publication made u/s 14(2) of the said Act towards formation of formation of outer ring road connecting the North Port Chennai, Kamarajar Port Chennai to Ennore Port connectivity road through Neighavoyal –II Village and the compensation amounts have been given to the respective claimants and they have received the same with protest. As against the awards, they have approached this Court by way of reference by the first respondent for enhancement of compensation as stated in their written statements.

11. Applicability of “the said Act” (RFCTLARR Act 30 of 2013) :

The impugned award passed by the concerned authority by fixing the market value as per section 26(1) of "the said Act" itself. Hence, it is crystal clear that “the said Act” will be applicable to these cases for enhancement of compensation.

In the cases on hand, the claim petitioners in their petitions (Written statements filed by the claimants), the Notification u/s 14(2) of Tamil Nadu Highways Act for (Act 34/2002) was issued for formation of outer ring road connecting the North Port Chennai, Kamarajar Port Chennai to Ennore Port connectivity road, formed by the government was issued in the year 2016 in respect of the above said villages as noted above, in respect of the respective lands. After a long struggle by the claimants, awards were passed finally by the concerned authority in the year 2020 and 2021 as stated above. In view of the claimants that the awards passed by the concerned authority are not justifiable, they have approached this Court by way of Section 64 of “the said Act”

for enhancement of compensation.

12. Fixing “Guideline Value” as “Market value” by Authority;

On perusal of records, the concerned authority in respect of all the above villages has considered 5761 documents in respect of sale for the period prior to respective date of notification out of which 1896 sales were rejected for fixing the compensation amount and taken only two sales in the vicinity of the villages. However, all these documents were discarded by the authority for the reasons of either low or high value not reflecting the guideline value and the same is not matching the value of the sale . RW1 at the time of cross examination grossly admitted that “எதன் அடிப்படையில் இழப்பீடு தொகையை நிர்ணயம் செய்தோம் என்றால் அரசு வழிகாட்டி மிதப்பீடு மற்றும் பதிவுத்துறையிலிருந்து பெறப்பட்ட விற்பனை புள்ளி விவரங்கள் அடிப்படையாக கொண்டு மற்றும் புதிய நில எடுப்பு சட்டத்தின் படி நிலமதிப்பீடு செய்தோம்.”

Thus, it is admitted by RW1 that the value of the land was fixed only based on the Government guideline value and valuation by the Sub Registrar Office cocnrend. For the reason above, the concerned authority has fixed the guideline value as stated above for the respective village and other values as per the respective orders in the respective villages on the date of Notification for fixing the compensation, which is contra to the provisions u/s 26 of the RFCTLARR Act 2013.

13. Claim of claimants for fixing market value;

Contrarily, the claimants have placed documents before this Court for fixing the

market value. As per the sale deeds produced on the side of the claimants, schedule of properties and the cost of the lands sold are detailed hereunder :

Doc. Marked	Date of sale/ settlement	Total Extent sold (Sq.ft.)	Village in the property	Cost of plot / sq. ft.(Rs.) (total sale consideration)	Cost / sq. ft.(Rs.)
Ex.P1	13.07.2017	2521	Minjur (Neithavoyal) Village	36,00,000	1428 /sq. ft / 15365 /sq. mt.
Ex.P2	05.10.2017	1429	Minjur (Neithavoyal) Village	41,00,000	2869 /sq. ft. / 30870/ sq.mt.
Ex.P3	10.12.2015	1800	Thatchur group	14,40,000	800/sq.ft. / 8608 / sq. mt.
Ex.P4	06.05.2015	625	Nalur village	9,00,000	1440 / sq. ft. / 15494 / sq. mt.
Ex.P5	02.03.2016	1690	Nalur village	20,00,000	1183 / sq.ft. / 12729 / sq. mt.
Ex.P6	05.06.2017	1800	Nalur village	17,80,000	988/ sq.ft. / 10630/ sq. mt.
Ex.P7	10.08.2016	1602	Anuppambattu	19,50,000	1217/ sq. ft. / 13094 / sq. mt.
Ex.P8	22.07.2015	1500	Anuppambattu	8,28,050	552 / sq. ft. / 5939 / sq. mt.
Ex.P9	22.07.2015	1500	Anuppambattu	7,50,000	500/ sq. ft. / 5380 / sq. ft.
Ex.P10	26.06.2015	2275	Anuppambattu	5,50,000/-	241 / sq. ft. / 2593 / sq. mt.
Ex.P11	09.02.2017	2400	Kolatti	20,00,000/-	833/ sq. ft. / 8963 / . Sq. mt.
Ex.P12	02.05.2019	1138	Venbakkam	8,00,000	703 / sq. ft. 7564 / sq. mt.
Ex.P13	27.02.2017	990	Panchetty	9,90,000	1000 / sq. ft. 10760 / sq. mt.
Ex.P14	29.11.2018	1500	Athipedu	13,50,000	900/ sq. ft. / 9684 / sq. mt.
Ex.P15	23.08.2017	1750	Nalur Village	9,88,000	564/ sq. ft. 6068 / sq. mt.
Ex.P16	13.07.2015	4119	Nalur village	27,00,000	655 / sq. ft. / 7047 / sq. mt.
Ex.P17	18.04.2018	600	Athipedu village	7,80,000	1300 / sq. ft. 13988 / sq. mt.
Ex.P18	19.12.2018	792	Azhinjivakkam Village (Jaganathapuram Group)	7,92,000	1000 / sq. ft. / 10760/ sq.mt.
Ex.P19	13.03.2019	1560	Azhinjivakkam Village (Jaganathapuram Group)	25,50,000	1634/ sq.ft. / 17581 / sq. mt.

Ex.P20	17.10.2018	2690	Azhinjivakkam Village (Jaganathapuram Group)	43,07,500	1601/ sq. ft. / 17226/ sq. mt.
Ex.P21	22.10.2020	792	Azhinjivakkam Village (Jaganathapuram Group)	792000	1000/sq. ft. / 10760/ sq.mt.
Ex.P22	01.10.2020	1584	Azhinjivakkam Village (Jaganathapuram Group)	15,84,000	1000/sq. ft. / 10760/ sq.mt.
Ex.P23	19.03.2020	759	Azhinjivakkam Village (Jaganathapuram Group)	759000	1000/sq. ft. / 10760/ sq.mt.
Ex.P24	12.03.2020	891	Azhinjivakkam Village (Jaganathapuram Group)	891000	1000/sq. ft. / 10760/ sq.mt.
Ex.P25	10.03.2020	759	Azhinjivakkam Village (Jaganathapuram Group)	759000	1000/sq. ft. / 10760/ sq.mt.
Ex.P26	14.02.2020	3795	Azhinjivakkam Village (Jaganathapuram Group)	3795000	1000/sq. ft. / 10760/ sq.mt.
Ex.P27	02.12.2019	726	Azhinjivakkam Village (Jaganathapuram Group)	726000	1000/sq. ft. / 10760/ sq.mt.

14. As far as all the above said documents are concerned, these documents were executed two or three years prior to the date of Notification in respect of the above said date of notifications. In all the above documents which are all situated in the above said 15 villages, the market value of the respective lands are consistently fixed at the above rate shows that the impugned award rejected the said documents , these documents are admittedly about two or one year prior to the date of notification, the above deeds were executed. Though the claimants claim to enhance the compensation by fixing the value of the acquired lands at Rs.1,00,000/- per sq. meter, there is no such document produced. So, as per the claim of the claimants, the market value claimed is Rs.1,00,000/- per sq. meter is not acceptable.

15. Conclusion of this Court and fixing Market value :

On perusal of documents, i.e Ex.P1 to Ex.P28 , placed by the claimants, all the sale deed documents are before the date of notifications of the respective awards and respective villages. Even though the 1st respondent has fixed the value as sale price ,

which is more far less than the market value (sale price) fixed in the above said four documents. Now, this Court verify the documents relied by the claimants while fixing the value of the lands acquired as follows .

(i) In respect of Nalur Village, the claimants have relied on Ex.P4 to Ex.P6, wherein the date of notification for acquisition was published in the year 2019 ,i.e. on 11.09.2019 and 05.03.2019. Whereas Ex.P4 to Ex.P6 pertaining to the same village where the lands are situated pertaining to the year 2015, 2016 and 2017, which are prior to the date of publication of notification. All these documents disclose the highest value of the land before one or two years from the date of notification at **Rs.1440 / sq. ft. / 15494 / sq. mt.** whereas the impugned award shows the value of the land fixed at Rs.100 per sq. ft. or Rs.1076/- per sq. ft. or Rs.4355.14 per sq. meter or Rs. 404 /- per sq. ft.

(ii) In respect of Jaganathapuram Village, the claimants have relied on Ex.P18 to Ex.P27 pertaining to Azhinjivakkam Village which comes under the Jaganathapuram Group, wherein the date of notification for acquisition was published in the on 01.01.2021. Thus, this Court can very well take into consider Ex.P18 to Ex.P27 are all prior to the date of 15(2) Notification. All these sale values disclose the value of the land before one or two years from the date of Gazette notification at **Rs.1000/sq. ft / Rs.10760/sq. mt.** whereas the impugned award shows the value of the land fixed at Rs. Rs. 914.26/5775/2189.62 per sq. meter.

(iii) In respect of Anuppampattu Village, the claimants have relied on Ex.P7 to Ex.P10 pertaining to Anuppampattu Village, wherein the date of notification for

acquisition was published in the on 06.06.2018. Thus, this Court can very well take into consider Ex.P7 to Ex.P10 are all prior to the date of 15(2) Notification. All these sale values disclose the highest value of the land before one or two years from the date of notification at **Rs. 1217 per sq. ft. or 13094 per sq. mt.**, whereas the impugned awards show the value of the land fixed at highest value at Rs. 617.74 per sq. meter and lowest at Rs. 299.87 per sq. meter

(iv) In respect of Kolatti Village, the claimants have relied on Ex.P11 pertaining to Kolatti Village, wherein the date of notification for acquisition was published in the on 15.01.2020. Thus, this Court can very well take into consideration, Ex.P11 which is prior to the date of 15(2) Notification. All these sale values disclose the highest value of the land before one or two years from the date of notification at **Rs. 833/ sq. ft. / 8963 /. Sq. mt.**, whereas the impugned awards show the value of the land fixed at highest value at Rs. 2352.36 per sq. meter .

(v) In respect of Thachur Village, the claimants have relied on Ex.P3 pertaining to Thachur Village, wherein the date of notification for acquisition was published in the Newspapers as on 01.11.2018. Thus, this Court can very well take into consideration, Ex.P3 which is prior to the date of 15(2) Notification. All these sale values disclose the highest value of the land before one or two years from the date of notification at **Rs. 800/sq.ft. / 8608 / sq. mt.** whereas the impugned awards show the value of the land fixed at highest value at Rs. 413.90 per sq. meter

16. It also appears as average price value as per the documents relied between the highest and lowest price value and the period which are even two years

prior to the date of notification. Certainly the above price would have escalation between the period of date of documents and the date of notification in respect of all the acquisition date. Apart from the above, as per the case of the claimants, these impugned villages are surrounded by many consistent growth factors like school, bus terminus, and other commercial buildings. The learned counsel for the petitioners relied upon the authority of the Hon'ble Supreme Court reported in **2022 Live Law (SC) 112** (*Madhukar and others Vs. Vidarbha Irrigation Development Corporation and others*), and argued that it is not the nature of the land which alone is determinative of the market value of the land, but the market value must be determined keeping in view the various factors including proximity to the developed area and the road, etc., hence, petitioners are entitled for enhanced market value.

17. On perusal of the documents relied on by the petitioners/claimants seeking enhance of the market value of the lands as Rs.1,00,000/- per sq. meter, they have not placed any documents to prove the same, except admission of RW1 that the above said villages are developing village having industries and colleges, etc. Mere admission of RW1 who are only an official witness cannot give opinion personally. Hence, their evidence based on the personal opinion of RW1 does not strengthen the case of claimants, in the absence of materials for proving the same.

18. In respect of fixing the value of compensation based on the market value, as determined above, it is evident that the referring officer has failed to consider all the documents, which were placed even before the date of Notification, which are even mentioned in the impugned awards in arriving the value of the land corresponding to

the market value and just fixed the valuation of Sub Registrar Office. The reasons for fixing the guideline value or the value as maintained in the office of Sub Registrar as Market value under the Act 30 of 2013, that too lowest is totally absent in the impugned awards. It appears as mechanically fixed the guideline value or the value maintained in the office of the Sub Registrar by discarding all the documents to prove the prevailing market value.

19. Even though the petitioners/claimants have not produced the above documents before the referring Officer/ concerned authority at the time of trial, all the said documents, i.e. Ex.P1 to P28 relate to the properties situated in the villages and to the adjacent villages, where the acquired lands are situated and the same were sold even one year before the date of 15(1) and 15(2) Notifications. Therefore, it is fit to allow and receive these documents in evidence and accordingly, this Court received these documents and marked the same. It is settled law that marking of sale deeds of comparable land in the land acquisition proceedings is sufficient and the examination of the parties to those documents is unnecessary. All the claimants have relied the documents in respect of the villages under Ex.P1 to Ex.P28 which pertains to the same village and the adjacent villages where their respective lands were acquired. Thus, there is no room for contention on the part of the respondents that these sale deeds are very proximate to the notification to lead apprehension that these are fictitious sale made for the purpose of the claim, since are these documents were executed one or two years prior to the date of notification.

20. Even though the learned Government Pleader would contend that some deduction should have been made for development charges, this Court is of the view that deduction for development charges or largeness in area can be made only when very large extent of land is acquired from a single individual and an exemplar sale deed for a very small extent of developed plot is taken into account for determination of the market value, which is not the case herein. Here, the lands are acquired from more than 50 land owners. The Hon'ble Supreme Court in catena of judgments held that if small pieces of lands are acquired from several owners, the extent of the land acquired from each of the owners should be taken into account in order to decide the largeness in area. The subject land acquired in these petitions are the exemplar sale deeds for meager extents. The purpose of acquisition is also to be taken into account while determining the quantum of such dedication. This scheme of a Railway broad-gauge where there is no wastage of land for any other provision.

21. As relied on by the learned counsel for the petitioners, the Hon'ble High Court, Madras in the authority reported in

2024 (5) CTC 588

(Union of India rep. by Secretary to Govt (Revenue), Puducherry and others Vs.

K. Rajeswari),

wherein, Hon'ble High Court, Madras held that

“We must also bear in mind the settled position of law that owner of the land under acquistiion who is deprived of his property is entitled to the highest value reflected by the exemplar sale deeds. ”

Further, the Hon'ble High Court, Madras in the Judgment in A.S.No.488 of 2015 (*The Secretary Vs. Sambasivam*) dated 30.10.2015 held that,

“It is well settled that if a statute requires a particular thing to be done in a particular manner, it shall be done only in the manner prescribed. The Land Acquisition Act obliges the Land Acquisition Officer or the Tribunal, as the case may be, to determine the compensation payable for the land acquired, on the basis of the market rate as determined as on the date of the Notification under Section 4(1)”

In view of the above discussions, in the absence of specific reasons for fixing simply guideline value as market value, it is not justifiable in Law and upon facts. On considering the same, it is justified that these claims are fit for enhancement.

22. Thus, considering all the above records, this Court considers all the above said documents, i.e. Ex.P1 to Ex.P28, all the sale deeds shows that all these sale transactions in the respective village were registered well before, i.e. one or two years or even four years before the date of Notification u/s 15(2) of the Tamil Nadu Highways Act 2001, all in the year between 2016 to 2020. Thus, the value of the land fixed by the referring officer in the impugned orders were not on par with the prevailing market value as disclosed in the above said sale transactions which are registered documents. This Court can very well rely upon the highest price value as per the Documents under the above said documents for fixing the market value. Even though some of the documents disclose the market value at higher rates, the actual sale transaction is less than the market value mentioned in the said sale deed. Therefore,

this Court can take into consideration the actual sale price , i.e. sale transaction as mentioned in the sale deeds as the sale price for arriving at the conclusion as the prevailing market value as on the date of sale transaction.

23. In respect of the following villages, though the claimants have not produced any documents they have produced the corresponding documents pertaining to the adjacent villages. The learned counsel for the petitioners filed FMB which is marked as **Ex.P28** shows the above villages in the vicinity of the following villages within the vicinity of permissible 1.6 kilometer

1. Vannipakkam village (adjacent to Nalur Village)
2. Kalpakkam (adjacent to Nalur Village)
3. Neidhavoyal village (adjacent to Kollatti Village)
4. Amoor (adjacent to Thatchur Village)
5. Voyalur (adjacent to Kollatti / Neidhavoyal Village)

The existence of the above said five village in the vicinity of 1.6 kilomter from the respective villages is admitted by RW1 in his cross examination as follows.

“கொள்ளட்டி கிராமத்தில் 1.6 கி.மீ சுற்றளவில் என்ன கிராமங்கள் உள்ளன என்றால், கொள்ளட்டி, நெய்தவாயல், நந்தியம்பாக்கம், மீஞ்சூர் மற்றும் அரியன்வாயல் ஆகும்....

நாலூர் 1 மற்றும் 2 கிராமத்திலிருந்து 1.6 கி.மீ சுற்றளவில் உள்ள கிராமங்கள் நாலூர் 2-ஐ பொறுத்தவரை நாலூர், வெள்ளம்பாக்கம், வன்னிப்பாக்கம், அனுப்பம்பட்டு மற்றும் மீஞ்சூர் ஆகும்....

நாலூர் 1ஐ பொறுத்தவரை நாலூர் வெள்ளம்பாக்கம் தோட்டக்காடு, கல்பாக்கம், அரியன்வாயல் மற்றும் மீஞ்சூர் ஆகும்....

தச்சூர் கிராமத்திலிருந்து 1.6 கி.மீ சுற்றளவில் உள்ள கிராமங்களின் பெயர்கள், மாதவரம், சென்னிவாக்கம், இனாம்அகரம், ஜெகநாதபுரம், அத்திப்பேடு, தச்சூர், செல்லபிள்ளையார்குப்பம், நெடுவரம்பாக்கம், ஆண்டார்குப்பம், ஆமூர் மற்றும் மானிவாக்கம் ஆகும்..”

24. Even though the petitioners/claimants have not produced the above documents before the referring Officer/ concerned authority at the time of trial, all the said documents , i.e. Ex.P1 to P28 relate to the properties situated in the 5 villages where the lands are acquired and also pertaining to the adjacent villages of the above said 5 villages, where the acquired lands are situated within the vicinity of 1.6 kilometer and the same were sold even three year before the date of 15(1) and 15(2) Notifications of the Act 30/2013. Therefore, it is fit to allow and receive these documents in evidence and accordingly, this Court received these documents and marked the same. It is settled law that marking of sale deeds of comparable land in the land acquisition proceedings is sufficient and the examination of the parties to those documents is unnecessary.

25. The average sale price of similar land in the adjacent villages is a primary consideration, as per Section 26 of the RFCTLARR Act, 2013. Thus, this Court relies upon the citation of the Hon’ble Apex Court reported in *(2015) 2 SCC 262 (Major General Kapil Mehra and Ors.Vs. Union of India & another)* , wherein it has been held that

"10. Market Value: First question that merges is what would be the reasonable market value which the acquired lands are capable of

fetching. While fixing the market value of the acquired land, the Land Acquisition Officer is required to keep in mind the following factors: (i) existing geographical situation of the land)ii) existing use of the land(iii) already available advantages, like proximity to National or State Highway or Road and/or developed area and (vi) market value of other land situated in the same locality/Village/area or adjacent or very near to the acquired land"

26. Thus, this Court is inclined to fix the market value of the lands in the above said seven villages based on the above said registered sale deeds as per Ex.P1 to Ex.P28 as follows :

Nalur Village, Vannipakkam village and Kalpakkam Village	Rs.1440 / sq. ft. / 15494 / sq. mt.
Jaganathapuram Village	1634/ sq.ft. / 17581 / sq. mt.
Anuppampattu Village,	Rs. 1217 per sq. ft. or 13094 per sq. mt
Kolatti Village & Neidhavoyal village , Voyalur	Rs. 833/ sq. ft. / 8963 /. Sq. mt.,
Thachur Village , Amoor Village and	Rs. 800/sq.ft. / 8608 / sq. mt.

27. In respect of valuation of the building, structure and valuation of trees in few cases, in respect of the above said lands the claimants does not dispute the same and also does not putforth any valuation or let in any evidence more than the value fixed in the impugned orders. Even though RW1 was cross examined to that effect nothing elicited contra to the valuation done by the competent authority in respect of trees and building existed in the acquired lands as the case may be. Hence, in respect

of valuation of building and trees, the quantum of compensation awarded in the respective impugned awards are accepted.

28. Other benefits entitled for claimants under the Act of 2013 :

As far as the other benefits under “the said Act” is concerned, the referring Officer has given the following benefits along with the land price

- (i) Multiplier of 1.25 to the land value as per Schedule II of the Act.
- (ii) 100 % solatium
- (iii) Additional Compensation i.e. 12% p.a. on the above said market value from the date of publication till date of award or the date of taking possession whichever is earlier.
- (iv) 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit for the enhanced compensation amount.

As far as the above benefits are concerned, they are all as per the stipulation of the Act and nothing is controverting to the provisions of the Act, except interest after taking possession of the lands. Therefore, there is no need to review the same and the same are granted as granted by the Referring Officer in the respective impugned awards.

29. So, the claimants are entitled to get enhanced compensation as fixing the market value as stated above to be fixed by this Court along with the above said other benefits under the said Act. Accordingly these points are answered.

In the result, the above Land Acquisition Original Petitions are partly allowed with cost to be paid by the Referring Officer and Requisition Body and the claimant is entitled to the enhanced compensation and to the benefits as per the Act 30/2013.

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- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.19 per sq. meter fixed by the Referring Officer in Award No.3/2020 Dated 23.11.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (ii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 57/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.19 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 129/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.19 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 55/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.19 per sq. meter fixed by the Referring Officer in Award No.3/2020 Dated 23.11.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 184/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 51/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.3/2020 Dated 23.11.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 54/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 1626.91 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 29/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 1168.67 per sq. meter fixed by the Referring Officer in Award No.3/2020 Dated 23.11.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 271/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 315/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 417/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 341/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.19 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 72/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 53/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 1626.91 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 419/2021

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 59/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 494.20 per sq. meter fixed by the Referring Officer in Award No.4/2020 Dated 15.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 3/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 22/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 314/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 1081.22 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 77/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 47/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 56/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 71/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 252/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 & 1081.22 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the compensation towards Value of the building at Rs. 70,228/- and trees at Rs. 3,000/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 11/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 30/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 114/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 17/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 20/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 310/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 320.45 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 128/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963/- per Sq. meter as enhanced compensation to the acquired lands from Rs. 1081.22 per sq. meter fixed by the Referring Officer in Award No.1/2020 Dated 22.10.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 269/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 1192.18 & 621.48 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 281/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 621.48 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 275/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 1192.18 & 621.48 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 245/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 331.15 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 238/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 621.48 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 108/2023

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 621.48 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the compensation towards Value of the building at Rs.3,12,012/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 228/2022

- (i) that the claimant is entitled to the market value at Rs. 800 pr sq.ft. or Rs. 8608 per sq. mt.as enhanced compensation to the acquired lands from Rs. 331.15 per sq. meter fixed by the Referring Officer in Award No.10/2020 Dated 15.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 189/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or Rs.15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 1084.61 per sq. meter fixed by the Referring Officer in Award No.5/2020 Dated 31.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 150/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or Rs.15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 1084.62 per sq. meter fixed by the Referring Officer in Award No.5/2020 Dated 31.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 95/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or Rs.15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 1084.61 per sq. meter fixed by the Referring Officer in Award No.5/2020 Dated 31.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 103/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or Rs.15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 1084.61 per sq. meter fixed by the Referring Officer in Award No.5/2020 Dated 31.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 96/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or Rs.15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 1084.61 per sq. meter fixed by the Referring Officer in Award No.5/2020 Dated 31.12.2020
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 98/2023

- (i) that the claimant is entitled to the market value at Rs. 1634/- per sq.ft. or Rs.17581/- per sq. mt. as enhanced compensation to the acquired lands from Rs. 914.26/5775.00/ 2189.62 per sq. meter fixed by the Referring Officer in Award No.22/2020 Dated 01.11.2021
- (ii) That the compensation towards Value of the building at Rs. 6041700 /- and trees at Rs.14081/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 118/2022

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 299.87 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the compensation towards Value of the building at Rs. 10430/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 150/2023

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 370.64 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the compensation towards Value of the trees at Rs.6419/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 63/2022

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 617.74 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 154/2022

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 299.87 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 126/2022

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 617.74 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 123/2022

- (i) that the claimant is entitled to the market value at Rs. 1217 per sq. ft. or 13094 per sq. meter as enhanced compensation to the acquired lands from Rs. 617.74 per sq. meter fixed by the Referring Officer in Award No.2/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 280/2022

- (i) that the claimant is entitled to the market value at Rs. 800/- per sq.ft. or Rs. 8608/- per sq. meter as enhanced compensation to the acquired lands from Rs. 413.90 per sq. meter fixed by the Referring Officer in Award No.8/2020 Dated 30.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 282/2022

- (i) that the claimant is entitled to the market value at Rs. 833 per sq. ft. or Rs.8963 per Sq.meter as enhanced compensation to the acquired lands from Rs. 2352.36 per sq. meter fixed by the Referring Officer in Award No.14/2020 Dated 15.04.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 240/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or 15494 per sq. meter as enhanced compensation to the acquired lands from Rs.497.90 per sq. meter fixed by the Referring Officer in Award No.9/2020 Dated 02.02.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 79/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or 15494 per sq. meter as enhanced compensation to the acquired lands from Rs.1076.15 per sq. meter fixed by the Referring Officer in Award No.9/2020 Dated 02.02.2021
- (ii) That the compensation towards Value of the building at Rs. 17474 /- and trees at Rs.3,347/- as per the impugned award of the referring Officer is hereby confirmed.
- (iii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) and (ii) as per Schedule I of the Act 30 of 2013.
- (iv) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) to (iii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (v) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iv)
- (vi) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (v)
- (vii) if any Compensation amount received already , to be deducted.
- (viii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (ix) that the process fee shall be deducted as per rules.

L.A.O.P.No. 250/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or 15494 per sq. meter as enhanced compensation to the acquired lands from Rs.4355.14 per sq. meter fixed by the Referring Officer in Award No.7/2020 Dated 25.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 192/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or 15494 per sq. meter as enhanced compensation to the acquired lands from Rs.413.90 per sq. meter fixed by the Referring Officer in Award No.6/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

L.A.O.P.No. 162/2022

- (i) that the claimant is entitled to the market value at Rs.1440 per sq. ft. or 15494 per sq. meter as enhanced compensation to the acquired lands from Rs. 506.86 per sq. meter fixed by the Referring Officer in Award No.6/2020 Dated 20.01.2021
- (ii) That the claimant is entitled to multiplier of 1.25 on the cumulative value of (i) as per Schedule I of the Act 30 of 2013.
- (iii) Claimant is further entitled to Additional Compensation i.e. 12% p.a. on the cumulative value of (i) and (ii) from the date of publication of Notification till date of award or the date of taking possession whichever is earlier.
- (iv) The claimant is entitled to 100 % of Solatium on the cumulative value of (i) to (iii)
- (v) The claimant is also entitled to 9% interest p.a. for the first year from the date of taking possession and then 15% p.a. from the expiry of the first year till date of deposit on the cumulative value of (i) to (iv)
- (vi) if any Compensation amount received already , to be deducted.
- (vii) The respondents are directed to deposit the entire enhanced compensation amount with the above statutory benefits within a period of 3 months before this Court.
- (viii) that the process fee shall be deducted as per rules.

Dictated to steno-typist, transcribed by him, corrected and pronounced by me in open court, this the 18th day of December, 2025

**PRINCIPAL DISTRICT JUDGE,
TIRUVALLUR**

Petitioners / Claimants side Witnesses

PW1 - Thiru. R. Vasu (Claimant in LAOP.60/2022)

Petitioners / Claimants side Exhibits:

Ex.P1	13.07.2017	Certified copy of sale deed in respect of Minjur Village under Document No. 30672017
Ex.P2	05.10.2017	Certified copy of sale deed in respect of Minjur Village under Document No.54542017
Ex.P3	10.12.2015	Certified copy of sale deed in respect of Thatchur village under Document No. 12950/2015
Ex.P4	06.05.2015	Certified copy of sale deed in respect of Nalur village under Document No.51862015
Ex.P5	02.03.2016	Certified copy of sale deed in respect of Nalur village under Document No. 1842/2016
Ex.P6	05.06.2017	Certified copy of sale deed in respect of Nalur village under Document No.2172/2017
Ex.P7	10.08.2016	Certified copy of sale deed in respect of Anuppambattu under Document No.7085/2016
Ex.P8	22.07.2015	Certified copy of sale deed in respect of Anuppambattu under Document No. 8159/2015
Ex.P9	22.07.2015	Certified copy of sale deed in respect of Anuppambattu under Document No. 81542015
Ex.P10	26.06.2015	Certified copy of sale deed in respect of Anuppambattu under Document No. 7039/2015
Ex.P11	09.02.2017	Certified copy of sale deed in respect of Kolatti under Document No.295/2017
Ex.P12	02.05.2019	Certified copy of sale deed in respect of Venbakkam under Document No.1085/2016

Ex.P13	27.02.2017	Certified copy of sale deed in respect of Panchetty under Document No. 7502017
Ex.P14	29.11.2018	Certified copy of sale deed in respect of Athipedu under Document No. 7895/2018
Ex.P15	23.08.2017	Certified copy of sale deed in respect of Nalur Village under Document No.3917/2017
Ex.P16	13.07.2015	Certified copy of sale deed in respect of Nalur village under Document No.7743/2015
Ex.P17	18.04.2018	Certified copy of sale deed in respect of Athipedu village under Document No.2250/2018
Ex.P18	19.12.2018	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.3988/2018
Ex.P19	13.03.2019	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No. 1596/2019
Ex.P20	17.10.2018	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.6918/2018
Ex.P21	22.10.2020	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.5017/2020
Ex.P22	01.10.2020	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.4369/2020
Ex.P23	19.03.2020	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No. 1915/2020
Ex.P24	12.03.2020	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.1672/2020
Ex.P25	10.03.2020	Certified copy of sale deed in respect of Azhinjivakkam Village under Document No.1605/2020

- Ex.P26 14.02.2020 Certified copy of sale deed in respect of Azhinjivakkam
Village under Document No.907/2020
- Ex.P27 02.12.2019 Certified copy of sale deed in respect of Azhinjivakkam
Village under Document No. 8299/2019
- Ex.P28 FMB sketch in respect of villages of acquired lands.
- Ex.P29 Copy of aadhar card of PW1 R. Vasu (compared with
original)

Respondent side witness :

RW.1. - Thiru.K.B. Ramesh , Special Tahsildar (LA),

**PRINCIPAL DISTRICT JUDGE,
TIRUVALLUR**