



IN THE HIGH COURT OF KARNATAKA AT BENGALURU
DATED THIS THE 1ST DAY OF APRIL, 2026
BEFORE
THE HON'BLE MR. JUSTICE S SUNIL DUTT YADAV
WRIT PETITION NO. 9842 OF 2026 (LA-KIADB)

BETWEEN:

SRI RAJU
SINCE DEAD BY HIS LRS.,

1. SMT. LAKSHMAMMA
W/O LATE RAJU
AGED ABOUT 56 YEARS.
2. SRI RAVI. R
S/O LATE RAJU
AGED ABOUT 45 YEARS.
3. SMT. SHILPA
W/O RAVI R
AGED ABOUT 38 YEARS.
4. KUM. KAVANA R
D/O RAVI R
AGED ABOUT 20 YEARS.
5. MASTER BHARATH GOWDA R
S/O RAVI R
AGED ABOUT 14 YEARS
SINCE MINOR REPRESENTED BY HIS
NATURAL GUARDIAN AND FATHER RAVI R.

ALL ARE RESIDING AT
JAKKASANDRA VILLAGE
MARALAWADI HOBLI
KANAKAPURA TALUK
RAMANAGARA DISTRICT - 562 112.

6. SMT. ROOPA
D/O LATE RAJU
W/O LAKSHMANA
AGED ABOUT 42 YEARS



R/AT VEEREGOWDANA DODDI VILLAGE
SINGASANDRA POST, HAROHALLI HOBLI
KANAKAPURA TALUK, RAMANAGARA DIST.

...PETITIONERS

(BY SRI H. SHANTHI BHUSHAN, ADV.)

AND:

1. THE STATE OF KARNATAKA
DEPARTMENT OF COMMERCE AND
INDUSTRIES, BY ITS SECRETARY
1ST FLOOR, VIKASA SOUDHA
DR. B.R. AMBEDKAR ROAD
BANGALORE - 560 001.
2. THE CHIEF EXECUTIVE OFFICER
& EXECUTIVE MEMBER
THE KARNATAKA INDUSTRIAL
AREA DEVELOPMENT BOARD
4TH FLOOR, KHANIJA BHAVAN
RACE COURSE ROAD
BENGALURU - 560 001.
3. THE SPECIAL LAND ACQUISITION OFFICER-1
THE KARNATAKA INDUSTRIAL AREA DEVELOPMENT
BOARD, NO. 39, 4TH FLOOR, BHARATH
SCOUTS & GUIDES BUILDING
PALACE ROAD, BENGALURU - 560 001.

...RESPONDENTS

(BY SRI HANISH A.S, AGA FOR R-1 & R-2;
SRI P.V. CHANDRASHEKAR, ADV., FOR R-2 & R-3)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE
CONSTITUTION OF INDIA PRAYING TO QUASHING THE GENERAL
AWARD DATED 11-10-2019 BEARING NO.K.I.A.D.B./L.A.Q 722/2019-
20, PASSED BY THE RESPONDENT NO.3, IN RESPECT OF
PETITIONERS LAND VIDE ANNEXURE - A.

THIS PETITION, COMING ON FOR ORDERS, THIS DAY, ORDER
WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE S SUNIL DUTT YADAV



ORAL ORDER

Learned Additional Government Advocate accepts notice for respondent No.1.

Sri. P. V. Chandrashekar, learned counsel accepts notice for respondents 2 and 3.

Petitioners have sought for setting aside of the general award dated 11.10.2019 at Annexure-A insofar as the property of the petitioners is concerned and have sought for a further direction to the respondents to consider the representations of the petitioners and pass an award in terms of Section 29(2) of the Karnataka Industrial Areas Development Act, 1966 (for short 'KIAD Act') while awarding developed land as compensation in lieu of cash compensation.

2. Petitioners submit that they were willing for a consent award to be passed in terms of the agreement as contemplated under Section 29(2) of the KIAD Act, while a general award has been passed.



3. Learned counsel for the petitioners submits that necessary representations have been made at Annexures-K to K2 wherein the petitioners have specifically sought for grant of developed land in lieu of cash compensation in terms of the Government Order dated 23.02.2021 insofar as the property of the petitioners is concerned.

4. Learned counsel appearing for the respondent - KIADB submits that the Government Order dated 23.02.2021 which governs the allotment of developed land in lieu of monetary compensation is a relief that is granted to the land owners and is a part of final proceedings. It is further submitted that representations would be considered.

5. Accordingly, the following order is passed:

ORDER

(i) The impugned general award dated 11.10.2019 at Annexure-A passed by respondent No.3 is set aside insofar as the petitioners' land is concerned.



(ii) The representations of the petitioners at Annexures-K to K2 are directed to be considered in terms of the Government Order dated 23.02.2021 at Annexure-J and appropriate orders to be passed within four months from the date of receipt of certified copy of this order.

(iii) Respondent No.3 is at liberty to withdraw the amount, if deposited before the competent Court pursuant to the general award.

(iv) It is made clear that, in the event if there is any dispute with regard to entitlement and apportionment, the general award at Annexure-A would stand revived.

(v) In the event there is no consensus arrived at for grant of developed land, petitioners are entitled for compensation in terms of the agreement to be entered into under the KIAD Act.

In terms of the above, the petition is ***disposed of***.

SD/-
(S SUNIL DUTT YADAV)
JUDGE