



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 9TH DAY OF JULY, 2026

BEFORE

THE HON'BLE MR. JUSTICE R. NATARAJ

WRIT PETITION NO. 20692 OF 2026 (LA-KIADB)

BETWEEN:

SRI. BYANNA
S/O LATE VENKATESHAPPA
AGED ABOUT 55 YEARS
MALLIYYAPPANAHALLI VILLAGE
VEMAGAL HOBLI, KOLAR TALUK
KOLAR - 563 157.

...PETITIONER

(BY SRI. RAGHAVENDRA GOWDA K., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
DEPARTMENT OF COMMERCE
AND INDUSTRIES
VIKASA SOUDHA
BANGALORE - 560 001
REPRESENTATED BY ITS SECRETARY.
2. THE KARNATAKA INDUSTRIAL
AREA DEVELOPMENT BOARD
EAST WING, KHANIZA BHAVAN
BANGALORE - 560 001
REPRESENTED BY ITS
CHIEF EXECUTIVE OFFICER
AND EXECUTIVE MEMBER.
3. THE SPECIAL LAND ACQUISITION OFFICER
HEAD OFFICE, KIADB
NO.14/1, ARAVINDA BHAVAN

Digitally signed
by
HEMALATHA J
Location:
HIGH COURT
OF
KARNATAKA



1ST FLOOR, NRUPATHUNGA ROAD
BENGALURU - 560 001.

...RESPONDENTS

(BY SMT. POOJA M. KOORSE, HCGP FOR R1;
SRI. D. BOREGOWDA, ADVOCATE FOR R2 & R3)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO QUASH THE GENERAL AWARD BEARING NO.KIADB/LAQ/1524/2013-14 DATED 30/12/2013 VIDE ANNEXURE-A PASSED BY THE R3 INsofar AS PETITIONER LAND SY NO.100/2 TO AN EXTENT OF 26 GUNTAS OUT OF 1 ACRE 12 GUNTAS OF HARJENAHALLI VILLAGE, VEMAGAL HOBLI, KOLAR TALUK, KOLAR DISTRICT, INsofar AS PETITIONER IS CONCERNED AND ETC.

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

CORAM: HON'BLE MR. JUSTICE R. NATARAJ

ORAL ORDER

The petitioner has sought for a writ in the nature of certiorari to quash the General Award bearing No.KIADB/LAQ/1524/2013-14 dated 30.12.2013 passed by the respondent No.3, in respect of the land in Sy.No.100/2, measuring 26 guntas out of 1 Acre 12 Guntas, situated at Harjenahalli Village, Vemagal Hobli, Kolar Taluk, Kolar District. The petitioner has also sought for a writ in the nature of mandamus to direct the respondent No.3 to consider his case for grant of developed



land in lieu of compensation in cash in the industrial layout by passing a Consent Award under Section 29(2) of the Karnataka Industrial Areas Development Act, 1966 (henceforth referred to as 'KIAD Act').

2. The petitioner claims that petitioner's father is the owner of land bearing Sy.No.100/2, measuring an extent of 26 Guntas out of 1 Acre 12 Guntas, situated at Harjenahalli Village, Vemagal Hobli, Kolar Taluk, Kolar District and he inherited the property and is in continuous possession of the land. The petitioner submits that the entire extent of land in Sy.No.100/2 measuring 1 Acre 12 Guntas was proposed for acquisition for formation of an Industrial Layout vide Preliminary Notification dated 06.07.2010 under Section 28(1) of the KIAD Act, followed by a Final Notification dated 09.09.2011. It is contended that the Price Advisory Committee in its 321st meeting held on 27.12.2013 determined the compensation payable to those who consent for an award at Rs.30,00,000/- per acre. The petitioner claims that the respondent Nos.2 and 3 have utilized his land without paying the compensation. However, it is further contended that the respondent - KIADB without considering the revenue records



and without verifying the genuineness of the objections filed by some interloper, straight away passed a General Award bearing No.KIADB/ LAQ/1524/2013-14 dated 30.12.2013 and deposited the compensation amount before the competent Court. The petitioner claims that the State Government has issued a Government Order dated 23.02.2021 in terms of which, it has directed respondent No.2 to allot 10,781 sq.ft. per acre of developed land instead of compensation in cash. The petitioner therefore claims that the general award passed by respondent No.3 is not beneficial to him and hence, prays that the same be quashed and a direction be issued to pass an award by consent and grant 10,781 sq.ft. per acre developed land in the same layout.

3. Learned counsel for the petitioner submits that the compensation was earlier determined through a consent agreement entered into between the petitioner and the State under Section 29(2) of the KIAD Act. However, the respondent No.3 entertained objections of an interloper and passed the impugned general award on 30.12.2013, which could not have been done once a consent award was agreed upon. He further submits that as per the Government Order dated 23.02.2021,



the extent of developed land is increased to 10,781 sq. ft. per acre, and therefore, the petitioner being the lawful owner of the acquired land, is entitled to allotment of developed land in the industrial layout formed by respondent-KIADB. He further submits that in similar facts and circumstances in W.P.No.21363/2025 filed by the landloser, a Coordinate Bench of this Court has considered the prayer of the petitioner therein for grant of developed land in lieu of compensation and vide order dated 30.10.2025, was pleased to order to grant the developed land in lieu of compensation under Section 29(2) of the KIAD Act.

4. Learned counsel appearing for respondent Nos.2 and 3 does not dispute the Government Order dated 23.02.2021, by which developed industrial land of 10,781 sq.ft. per acre is allotted, in lieu of monetary compensation. However, he submits that if the petitioner submits an appropriate representation, the same will be duly considered in accordance with law.

5. In view of the above submission, following order is passed:-



ORDER

- (i) The writ petition is ***allowed.***
- (ii) The impugned General Award bearing No.KIADB/LAQ/1524/2013-14, dated 30.12.2013 passed by the respondent No.3, in respect of the land in Sy.No.100/2, measuring 1 Acre and 12 Guntas, situated at Harjenahalli Village, Vemagal Hobli, Kolar Taluk, Kolar District, insofar as petitioner's land measuring 26 Guntas is concerned, is hereby quashed.
- (iii) The petitioner is granted liberty to submit a fresh representation to respondent - KIADB, expressing consent for an Award and agree to receive 10,781 sq.ft. per acre developed land in lieu of monetary compensation, within a period of thirty days from the date of receipt of a certified copy of this order. Upon receipt of such representation, the respondent-KIADB shall consider the same in accordance with law and in terms of Government Order dated 23.02.2021 and pass appropriate orders.



- (iv) The said consideration by the KIADB shall be within eight weeks from the date of submission of the representation by the petitioner.
- (v) The respondent-KIADB is at liberty to withdraw the amount, if any, deposited before the competent Civil Court pursuant to the General Award bearing dated 30.12.2013.
- (vi) In the event, if there is no consensus arrived for grant of developed land or if there are any unresolved objections, the general award bearing No.KIADB/LAQ/1524/2013-14 shall stand revived and the petitioner shall be entitled to claim enhancement in accordance with law.

Learned High Court Government Pleader for respondent No.1 and Sri.D.Boregowda, learned counsel for respondent Nos.2 and 3 are permitted to file memo of appearance within ten days.

Sd/-
(R. NATARAJ)
JUDGE