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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED 18.02.2025

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THE HONOURABLE MR. JUSTICE N. ANAND VENKATESH

W.P.No.1245 of 2025

Sree Raghavendra Educational Society,
Rep. By its Secretary and Treasurer Mrs.Latha Ranjinikanth
No.18, Raghava veera Avenue,
Poes Garden, Chennai 600 086

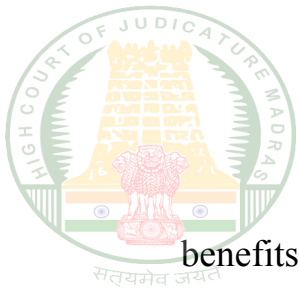
..Petitioner

Vs.

1. The Land Acquisition Officer cum
District Collector, Kancheepuram,
District Collector office,
Kancheepuram
2. The Special Tahsildar, (Land Acquisition),
Chennai City Water Ways Scheme,
Ambattur Taluk Office Vuilding, 1st Floor,
Ambattur, Chennai – 600 053.
3. The Executive Engineer,
Kosathalaiyur Basin Division W.R.O.
Public Works Department, Thiruvallur Division,
Thiruvallur Town and District

..Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India for issuance of a Writ of Mandamus directing the respondents to consider the petitioners representation dated 04.10.2024 and pay compensation to the petitioner by fixing the value of the land at Rs.50,000/- percent with all other



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benefits as per the Land Acquisition Act above with interest on solatium with all other benefits in the light of the decree and judgement passed by the Hon'ble Supreme Court of India in Civil Appeal Nos.9531 and 9532 of 2018 fixing compensation at the rate of Rs.50,000/- per cent with all other benefits as per Land Acquisition Act.

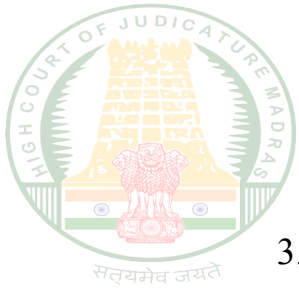
For Petitioners : Mr.J.Ram

For Respondents : Mr.A.Selvendran
Special Government Pleader
for R1 to R3

ORDER

This writ petition has been filed for a direction to the respondents to pay enhanced compensation to the petitioners in the light of the decree and judgement passed by the Hon'ble Supreme Court of India in Civil Appeal Nos.9531 and 9532 of 2018 fixing compensation at the rate of Rs.50,000/- per cent with all other benefits as per Land Acquisition Act.

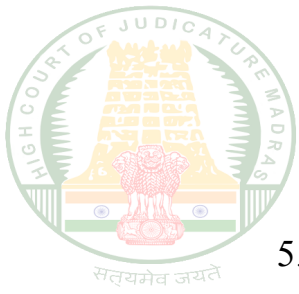
2. Heard Mr.J.Ram, learned counsel for petitioners and Mr.A.Selvendran, learned Special Government Pleader for respondents 1 to 3.



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3. The main issue that was raised by the learned counsel for the petitioners is that the lands belonging to the petitioners were acquired under the Land Acquisition Act, 1894 and the award was passed by fixing the compensation at Rs.1,500 per cent. This amount was received by the petitioners on protest. The case was referred to the Subordinate Judge, Kancheepuram, for enhancement of compensation. The batch of cases were decided by the reference Court and an award was passed 19.02.2019. Aggrieved by the same, the land owners filed appeal before this Court in AS No.31 and 32 of 2015. The Division Bench of this Court by judgement dated 17.11.2017 enhanced the compensation to Rs.39,240/-. Aggrieved by the same, the land owners filed Civil Appeal Nos.9531 and 9532 of 2018 before the Apex court and the Apex Court vide order dated 25.05.2023 enhanced the compensation to Rs.50,000/- per cent.

4. The petitioners made a representation to the respondents seeking for extending the benefit of enhanced compensation that was awarded to the neighboring land owners. Since the same was not considered, the present writ petition has been filed before this Court.



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5. The learned Special Government Pleader appearing on behalf of the respondents submitted that the petitioners have made the representation only on 04.10.2024 which is beyond the three months period prescribed under Section 28A of the Act.

6. In reply to the above submission, the learned counsel for the petitioners brought to the notice of this Court the judgment of the Apex Court in ***Narendra and others vs. State of Uttar Pradesh and Others*** reported in **2017 9 SCC 426**. The relevant portions that were relied upon by the learned counsel are extracted hereunder:

6. The matter can be looked into from another angle as well viz. in the light of the spirit contained in Section 28-A of the Act. This provision reads as under:

"28-A. Re-determination of the amount of compensation on the basis of the award of the court.-(1) Where in an award under this Part, the court allows to the applicant any amount of compensation in excess of the amount awarded by the Collector under Section 11, the persons interested in all the other land covered by the same



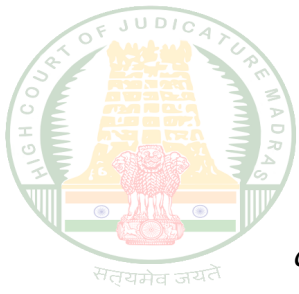
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notification under Section 4, sub-section (1) and who are also aggrieved by the award of the Collector may, notwithstanding that they had not made an application to the Collector under Section 18, by written application to the Collector within three months from the date of the award of the court require that the amount of compensation payable to them may be re-determined on the basis of the amount of compensation awarded by the court: ”

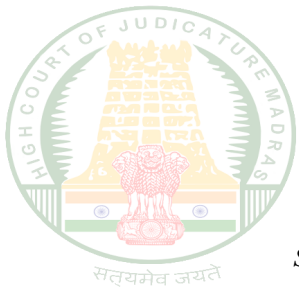
7. It transpires from the bare reading of the aforesaid provision that even in the absence of exemplars and other evidence, higher compensation can be allowed for others whose land was acquired under the same notification.

8. The purpose and objective behind the aforesaid provision is salutary in nature. It is kept in mind that those landowners who are agriculturist in most of the cases, and whose land is acquired for public purpose should get fair compensation. Once a particular rate of compensation is judicially determined, which becomes a fair compensation, benefit thereof is to be given even to those who could not approach the court. It is with this aim the aforesaid provision is incorporated by the legislature. Once we keep the aforesaid purpose in mind, the mere fact that the compensation which was



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claimed by some of the villagers was at lesser rate than the compensation which is ultimately determined to be fair compensation, should not be a ground to deny such persons appropriate and fair compensation on the ground that they claimed compensation at a lesser rate. In such cases, strict rule of pleadings are not to be made applicable and rendering substantial justice to the parties has to be the paramount consideration. It is to be kept in mind that in the matter of compulsory acquisition of lands by the Government, the villagers whose land gets acquired are not willing parties. It was not their voluntary act to sell off their land. They were compelled to give the land to the State for public purpose. For this purpose, the consideration which is to be paid to them is also not of their choice. On the contrary, as per the scheme of the Act, the rate at which compensation should be paid to the persons divested of their land is determined by the Land Acquisition Collector. The Scheme further provides that his determination is subject to judicial scrutiny in the form of reference to the District Judge and appeal to the High Court, etc. In order to ensure that the landowners are given proper compensation, the Act provides for "fair compensation". Once such a fair compensation is determined judicially, all landowners whose land was taken away by the same notification should become the beneficiary thereof. Not only it is an aspect of good governance, failing to do



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so would also amount to discrimination by giving different treatment to the persons though identically situated. On technical grounds, like the one adopted by the High Court in the impugned judgment, this fair treatment cannot be denied to them.

7. In the considered view of this Court, Section 28A of the Act prescribes for three months period to seek for enhancement of compensation and the said provision does not provide for condoning the delay by operation of the Limitation Act. However, the judgement of the Apex Court that was relied upon by the learned counsel for the petitioners makes it clear that where the owners of the properties fall within the same acquisition, if the compensation is enhanced, the same has to be extended to the other owners also who did not approach the Court. This is in view of the fact that the Land Acquisition Act is a beneficial legislation. This Court places reliance upon the judgement of the Apex Court and directs the 1st respondent to deal with the representation made by the petitioners on 04.10.2024 and pass final orders, within a period of three months from the date of receipt of copy of this order.

8. This writ petition is disposed of with the above directions. No Costs.



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18.02.2025

Index : Yes/No

Internet : Yes/No

Speaking Order / Non Speaking Order

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To

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Kancheepuram
2. The Special Tahsildar, (Land Acquisition),
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