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A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Reserved on : 15.10.2025, 17.10.2025 and 22.10.2025

Pronounced on : 29.10.2025

CORAM

THE HONOURABLE DR.JUSTICE A.D.MARIA CLETE

A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020
and

C.M.P. Nos. 2991 of 2019 and 369, 3794, 3939, 3941, 3974
and 3991 of 2020

A.S. No. 65 of 2019 and C.M.P. No. 2991 of 2019:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

...Appellant

Vs

1. Ramakrishnankonar,
S/o.Sadayapillaikonar,
Nerinchikorai,
Ariyalur Taluk & District.

2. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.

3. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

...Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No. 45 of 2000



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 45 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. Murali, Government Advocate

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr. A.Sivaji,
Standing Counsel (for R2)

A.S. No. 48 of 2020 and C.M.P. No. 369 of 2020:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

... Appellant

Vs

1. Periasamy,
S/o. Govindamoopnar,
Velipiringam,
Ariyalur Taluk & District.

2. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

3. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No. 99 of 2000 dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 99 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. G.Nanmaran,
Special Government Pleader (AS)

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr.A.Sivaji,
Standing Counsel (for R2 & R3)

A.S. No. 292 of 2020 and C.M.P. No. 3794 of 2020:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

...Appellant

Vs

1. Uthirapathi



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

2. Anbazhagan,
S/o.Subramaniam,
Velipiringiam,
Ariyalur Taluk & District.

3. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.

4. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No.58 of 2000 dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 58 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. G.Nanmaran,
Special Government Pleader

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1 & R2)
Mr. A.Sivaji,
Standing Counsel (for R3 & R4)



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

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A.S. No. 306 of 2020 and C.M.P. No. 3939 of 2020:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

... Appellant

Vs

1. Pakkirisamy,
S/o.Subramanian,
Nerinchikorai Village,
Ariyalur Taluk & District.

2. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.

3. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No. 81 of 2000 dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 81 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

WEB COPY

For Appellant : Mr. R.Kumaravel,
Additional Government Pleader

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr. A.Sivaji,
Standing Counsel (for R2 & R3)

A.S. No. 307 of 2020 and C.M.P. No. 3941 of 2020:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

... Appellant

Vs

1. Nagarajan,
S/o.Rathnamoopnar,
Velipiringam,
Ariyalur Taluk & District.

2. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No. 48 of 2000 dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 48 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. M.Murali,
Government Advocate

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr. A.Sivaji,
Standing Counsel (for R2)

A.S. No. 320 of 2020 and C.M.P. No. 3974 of 2020:-

The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.

... Appellant

Vs

1. Natarajan,
S/o.Thangavelmooppanar,
Velipiringiam,
Ariyalur Taluk & District.

2. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.

3. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the Decree passed in L.A.O.P. No. 49 of 2000



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 49 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. G.Nanmaran,
Special Government Pleader

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr. A.Sivaji,
Standing Counsel (for R2 & R3)

A.S. No. 324 of 2020 and C.M.P. No. 3991 of 2020:-

The Special Tahsildar,
Land Acquisition Unit- II,
Tamil Nadu Cements Corporation Limited,
Ariyalur.

... Appellant

Vs

1. Ganesan,
S/o.Ayyakannumoopanar,
Velipiringam,
Ariyalur Taluk And District.

2. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

3. Deputy General Manager,
Tamil Nadu Cement Corporation Ltd.,
Ariyalur.

... Respondents

PRAYER in A.S.: Appeal Suit filed under Section 54 of the Land Acquisition Act, to set aside the judgment and decree passed in L.A.O.P. No.53 of 2000 dated 03.03.2017 on the file of the Sub Court, Ariyalur and pass such further or other order on this Court may deem fit and proper in the circumstances of the case and this render justice.

PRAYER in C.M.P.: Petition filed under Order 41 Rules 5 of the Code of Civil Procedure, to stay the execution of the decree and judgment passed in L.A.O.P. No. 53 of 2000 dated 03.03.2017 on the Sub Court, Ariyalur pending disposal of the above appeal thus render justice.

For Appellant : Mr. R.Kumaravel,
Additional Government Pleader

For Respondents : Mr. R.Gokulakrishnan, Advocate
(for R1)
Mr. A.Sivaji,
Standing Counsel (for R2 & R3)

COMMON JUDGMENT

Heard.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

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2. These appeals are preferred under Section 54 of the Land Acquisition Act, 1894. They arise out of the awards passed by the Sub Court, Ariyalur, in L.A.O.P. Nos. 45, 99, 58, 81, 48, 49 and 53 of 2000 respectively, dated 3rd March 2017. The acquisition relates to certain lands in Ariyalur District for the establishment of a Government Cement Factory under the Tamil Nadu Cements Corporation Limited, hereinafter referred to as TANCEM. The appellant before this Court in all the appeals is the Special Tahsildar, Land Acquisition Unit-II, representing the acquiring authority.

3. The Government has issued 4(1) notifications dated 19.02.1996, 14.03.1996 and 12.04.1996 and the Land Acquisition Officer by awards dated 17.02.1999, 11.03.1999 and 26.03.1999 had relied on private sale transactions in respect of nearby lands and fixed the market value at Rs.210/- and Rs.300/- per cent. The landowners, not satisfied with this valuation, sought a reference under Section 18 of the Land Acquisition Act. The Sub Court, Ariyalur, by its awards dated 03.03.2017, enhanced the compensation to Rs.1,200/- per cent, together with the usual statutory benefits towards solatium, additional amount and interest.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

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4. The memorandum of appeals challenge the enhancement as excessive and unsustainable. It is contended that the Reference Court relied on sale deeds which were not comparable to the acquired lands, that the Land Acquisition Officer's dry-land data sales should have been accepted, and that the Court below failed to apply a block-wise valuation or to deduct a proper percentage for development. The appellant also questions the award of interest on solatium and the additional amount.

5. The issues for consideration are:

(1) Whether the enhancement to Rs.1,200/- per cent requires interference in the light of subsequent pronouncements of this Court in companion appeals from the same acquisition? and

(2) Whether any development deduction has to be imposed or whether uniform parity should be maintained?

6. It is now well settled through a long series of appeals arising from the very same acquisition scheme that this Court has consistently taken a view in favour of the landowners. By the common judgment dated 29th January 2024 in A.S. No. 916 of 2019 and connected matters, this Court dismissed the appeals preferred by the State and by TANCEM, allowed the



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

cross-objections filed by the claimants, and enhanced the market value from Rs.1,200/- per cent to Rs.1,500/- per cent, directing the payment of the balance within eight weeks.

7. Subsequently, by order dated 23rd August 2024, S.M. Subramaniam, J., recorded that TANCEM itself had passed a resolution—approved by the Government—to pay compensation at the rate of Rs.1,500/- per cent, with statutory interest, to all the landowners under this scheme, and directed the Land Acquisition Officer to settle the enhanced compensation uniformly within eight weeks. This shows that a conscious decision has been taken by the acquiring authority to maintain parity and avoid any discrimination among the affected landholders.

8. Again, on 23rd October 2024, in a batch of connected CMPs, Sathi Kumar Sukumara Kurup, J., reiterated that the fixation of Rs.1,500/- per cent in the earlier batch governs all connected cases, and observed that the petitions seeking rehearing had become infructuous in view of the finality of the common judgment, while granting four months time for TANCEM to complete the payment.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

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9. In view of these determinations arising from the same acquisition and involving the same acquiring body, there is no scope for a different view in these appeals. To perpetuate a lower rate here would run counter to the principle of equality and uniformity in compensation. The contentions advanced on behalf of the appellant with regard to comparability, valuation, or deduction are no longer open for re-consideration in the face of the later common judgment and the uniform policy (resolution dated 13.03.2024) adopted by TANCEM and the relevant portion of the said resolution dated 13.03.2024 is extracted hereunder;

“The Board took note that TANCEM acquired 1137.97.5 hectares of land in 3 phases. The Board also took note that in 1999, 320.76 acres were acquired for which compensation was fixed at Rs.250/- per cent and In the year 2000, 390 LAOP's demanding higher compensation and enhanced compensation @ Rs.1250/- per cent was fixed vide order dated 29.11.2012 against which TANCEM filed Writ Petition in Hon'ble High Court of Madras and the cases were remanded to Sub-Court, Ariyalur on 20.08.2014. The Board further took note that the compensation was reduced to Rs.1,200/- per cent. Subsequently, Special Tahsildar, Ariyalur filed Appeal Suits for 319 cases and judgement pronounced for 300 cases @ Rs.900/-per cent totaling to Rs.10.26 crore and the amount was deposited in Sub-court Ariyalur. The Board noted 20 appeals were filed and enhanced rate was fixed between Rs.1200/- to Rs.1500 per cent. The Board also noted that RDO convened fees committee meeting in view of PH on 15.2.24 for mining lease of 92.22.6 ha at Pudupalayam



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

village and demanded Rs.1,500/- per cent at an approximate requirement of additional amount was Rs.19 crore (approx).

Resolved that the proposal of TANCEM to settle the LAOP Cases by payment of compensation fixed by Hon'ble High Court, Madras in the judgment dated 29.01.2024 at the rate of Rs.1500/- per cent besides interest entitled as per section 23(2) of LA Act, 1894 be and is hereby approved.

Further resolved to accord approval for payment of compensation for all other cases pending before Hon'ble High Court, Madras / Sub-Court, Ariyalur as and when judgment is pronounced at the rate of Rs.1500/- per cent plus interest as finalized in Lokayuktha / Mediation so as to avoid further litigation.”

10. On the question of development deduction, it is seen that the subsequent batch decisions have proceeded on a flat rate of Rs.1,500/- per cent, without applying any deduction towards development charges, the acquisition being for an industrial and mining purpose and not for layout formation. Any deduction at this stage would break the uniformity already settled by this Court.

11. Accordingly, these appeals fail on merits. Following the common judgment and the uniform decisions affirmed by this Court, the market value of the acquired land is fixed at Rs.1,500/- (Rupees One Thousand Five Hundred only) per cent, with no deduction towards development charges.



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

The awards passed by the reference court are modified by enhancing from Rs.1,200/- to Rs.1500/-.The claimants are entitled to the statutory benefits under Sections 23(1-A), 23(2) and 28 of the Land Acquisition Act, to be calculated on the enhanced amount.

12. Any sum already deposited shall be given due credit. The balance compensation, together with all statutory additions and interest, shall be deposited by the acquiring authority within eight weeks from the date of receipt of a copy of this Judgment, to the credit of L.A.O.P. Nos. 45, 99, 58, 81, 48, 49 and 53 of 2000 respectively on the file of the Sub Court, Ariyalur. On such deposit, the land owners are permitted to withdraw the same in accordance with law. Thus the appeals are disposed of. There will be no order as to costs. The connected miscellaneous petitions are closed. It is made clear that though a Common Judgment is rendered in respect of these appeals, the learned counsel for the parties are entitled to get separate fees in respect of each appeal.

29.10.2025

vjt/ay



A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

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Index: Yes / No

Speaking Order / Non-speaking Order

Neutral Citation: Yes / No

To

1. The Sub-Court,
Ariyalur.
2. The Special Tahsildar,
Land Acquisition Unit-II,
Tamil Nadu Cements Corporation Limited
Ariyalur.
3. Managing Director,
Tamil Nadu Cements Corporation Ltd.,
Chennai.
4. Deputy General Manager,
Tamil Nadu Cements Corporation Ltd.,
Ariyalur.



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A.S. Nos. 65 of 2019 and 48, 292, 306, 307, 320 and 324 of 2020

DR. A.D. MARIA CLETE, J

vjt/ay

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and
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