RUCHI YADAV Digitally signed by RUCHI YADAV

CGHC010172282021 2026:CGHC:46458

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HIGH COURT OF CHHATTISGARH AT BILASPUR

WPC No. 2945 of 2021

1 - Shubhayala Bhusara W/o Mohd. Riyaz Aged About 38 Years R/o Gram Mowa , Tehsil Raipur , District Raipur Chhattisgarh., District : Raipur, Chhattisgarh

--- **Petitioner(s)**

versus

1 - State Of Chhattisgarh Through Secretary , Revenue And Disaster Management Department , Mantralaya , Mahanadi Bhawan , Atal Nagar Nawa Raipur , District Raipur Chhattisgarh.

2 - State Of Chhattisgarh Through The Collector , Raipur District Raipur Chhattisgarh.

3 - The Land Acquisition Officer Cum Sub Divisional Officer (Revenue) Raipur Chhattisgarh.

4 - Executive Engineer Public Works Department, Vidhan Sabha Division, Raipur , Chhattisgarh.

5 - The Tahsildar Raipur District Raipur Chhattisgarh.

--- **Respondent(s)**

WPC No. 2984 of 2021

1 - Yashpal Sahu S/o Narantak Sahu Aged About 42 Years R/o Mowa, Raipur, Tehsil Raipur, District Raipur (Chhattisgarh), District : Raipur, Chhattisgarh

2 - Virendra Verma S/o G.P. Verma Aged About 45 Years R/o Mowa, Raipur, Tehsil Raipur, District Raipur (Chhattisgarh)

---**Petitioner(s)**

Versus

1 - State Of Chhattisgarh Through Secretary, Revenue And Disaster Management Department, Mantralaya, Mahanadi Bhawan, Atal Nagar, Nawa Raipur, District Raipur (Chhattisgarh), District : Raipur, Chhattisgarh

2 - State Of Chhattisgarh Through - The Collector, Raipur, District - Raipur, Chhattisgarh.

3 - The Land Acquisition Officer-Cum-Sub-Divisional Officer (Revenue) Raipur, Chhattisgarh.

4 - Executive Engineer Public Works Department, Vidhan Sabha Division, Raipur, Chhattisgarh.

5 - The Tahsildar Raipur, District Raipur (Chhattisgarh)

--- **Respondent(s)**

WPC No. 2987 of 2021

1 - Ram Avtar Agrawal S/o Gobind Agrawal Aged About 45 Years R/o 28 North Avenue, Choubey Colony, Saraswati Nagar, Raipur, Tehsil Raipur, District Raipur, Chhattisgarh., District : Raipur, Chhattisgarh

2 - Rahul Agrawal S/o Gobind Agrawal Aged About 43 Years R/o 28 North Avenue, Chaubey Colony, Saraswati Nagar Raipur, Tehsil Raipur, District Raipur, Chhattisgarh., District : Raipur, Chhattisgarh

---Petitioner(s)

Versus

1 - State Of Chhattisgarh Through The Secretary, Revenue And Disaster Management Department, Mantralaya, Mahanadi Bhawan, Atal Nagar, Nawa Raipur, District Raipur, Chhattisgarh.

2 - State Of Chhattisgarh Through The Collector, Raipur, District Raipur, Chhattisgarh., District : Raipur, Chhattisgarh

3 - The Land Acquisition Officer - Cum-Sub-Divisional Officer (Revenue) Raipur, District Raipur, Chhattisgarh.

4 - Executive Engineer Public Works Department, Vidhan Sabha Division, Raipur, District Raipur, Chhattisgarh.

5 - The Tahsildar Raipur, District Raipur, Chhattisgarh., District : Raipur, Chhattisgarh

--- Respondent(s)

WPC No. 2986 of 2021

1 - Mohd. Riyaz S/o Abdul Sattar Aged About 42 Years R/o- Idhgahbhata, Raipur, Tehsil Raipur, District Raipur

---Petitioner(s)

Versus

1 - State Of Chhattisgarh Through Secretary, Revenue And Disaster Management Department, Mantralaya, Mahanadi Bhawan, Atal Nagar Nawa Raipur, District Raipur (Chhattisgarh).

2 - State Of Chhattisgarh Through The Collector, Raipur, District- Raipur, Chhattisgarh.

3 - The Land Acquisition Officer-Cum-Sub-Divisional Officer (Revenue) Raipur, Chhattisgarh.

4 - Executive Engineer Public Works Department, Vidhan Sabha Division, Raipur, Chhattisgarh.

5 - The Tahsildar Raipur, District Raipur (Chhattisgarh)

... Respondent(s)

(Cause title taken from CIS Periphery)

For Petitioner(s)	**:**	Ms. Manubha Shankar on behalf of Mr. Harshwardhan Parganiha, Advocate
For State/Respondent	**:**	Mr. Shobhit Mishra, Dy. G.A., appears on advance copy

SB: Hon'ble Mr. Justice Amitendra Kishore Prasad

Order on Board

03/11/2026

1. Since the issues involved in these writ petitions are identical, they have been heard together and are being disposed of by this common order.

2. By way of this petition, the petitioners have prayed for following reliefs:-

> "10.1 That, this Hon'ble Court may kindly be pleased to allow the present writ petition and direct the Respondents to produce entire records pertaining to the present case for its kind perusal.
>
> 10.2 That, this Hon'ble Court may kindly be pleased to issue an appropriate writ/order/direction directing the respondent State to release the amount of consideration as agreed/consented to by the petitioner in lieu of his private

land being acquired under the "Land Purchase by Mutual Consent policy 2016".

10.3 That, this Hon'ble Court may kindly be pleased to issue an appropriate writ/order/direction to Respondents for adjudicating the petitioner claim for grant of consideration and further grant interest upon the said consideration amount at the rate as deemed fit by this Hon'ble Court.

10.4 That, any other order/relief which this Hon'ble Court may deem fit, proper, and just in the facts and circumstances of the present case may also kindly be to direct the respondent authorities to compensate the petitioner in the ends of justice & equity."

3. As directed by this Court vide order dated 07.10.2026, the concerned State Authority, namely the Executive Engineer, PWD, Vidhan Sabha Division, Raipur, District Raipur (C.G.), has filed an affidavit.

4. In the affidavit filed in compliance with the order dated 07.10.2026, particularly in paragraph 14 thereof, the concerned authority has stated that the earlier proposed amount of compensation has been withdrawn and the Department is now proceeding to initiate fresh acquisition proceedings. It has further been stated that, upon completion of the fresh proceedings, an award shall be passed in favour of the petitioners and compensation shall be determined at the rates prevailing as on the relevant date.

5. Learned State counsel submits that the writ petition may be disposed of with a direction to the respondent authorities to complete the requisite proceedings within a period of four months.

6. At this stage, learned counsel appearing for the petitioner, while not opposing the disposal of the petition, submits that the matter has been pending since 2021 and, therefore, a shorter time frame may be prescribed for the respondent/State to complete the acquisition proceedings and pay compensation at the prevailing rates.

7. Heard learned counsel for the parties and perused the material available on record.

8. Paragraphs 13 to 17 of the affidavit filed by the concerned authority are reproduced hereinbelow:-

> “13. That the deponent respectfully submits that, in addition to the aforesaid circumstances, the Land Purchase by Mutual Consent Policy, 2016 categorically contemplates execution of the sale deed within one year from the date of sanction accorded by the District Collector. In the present case, despite the approval accorded by the District Collector, the sale deeds could not be executed within the stipulated period in view of the aforesaid developments relating to the assessment of compensation, return of the deposited amount and the subsequent revision and scrutiny of the estimate. Consequently, in view of the passage of time and the amendments in the applicable Collector Guidelines, it became necessary and imperative to initiate fresh proceedings under the Land Purchase by Mutual Consent Policy, 2016, and to prepare a revised proposal in accordance with the applicable guidelines.

14 That the deponent respectfully submits that, in order to take the matter forward and facilitate payment of the consideration amount to the affected landowners, including the petitioners, a fresh revised proposal has been prepared and forwarded by the Superintending Engineer, Public Works Department, Raipur Zone, Raipur to the Chief Engineer, Public Works Department, Raipur Zone, vide communication dated 16/10/2026, for examination and further necessary action. Under the said revised proposal, a total amount of Rs. 784.30 lakh has been proposed for the project, which includes an amount of Rs. 383.00 lakh towards the land acquisition / purchase. The revised amount has been assessed with reference to the applicable Collector Guidelines for the year 2025-26. A copy of the communication dated 16/10/2026 forwarding the revised proposal is annexed herewith as Annexure A/7, and copy of the relevant extract of the Land Purchase by Mutual Consent Policy, 2016, is annexed herewith as Annexure A/8.

15. That the deponent respectfully submits that the revised proposal is presently required to be examined and processed by the competent departmental authorities for obtaining the requisite administrative sanction. Upon receipt of such sanction and completion of the necessary formalities under the applicable policy. further steps shall be taken for determination /finalization of the consideration payable to the petitioners and release of the admissible amount in accordance with law.

16. The deponent undertakes to pursue the matter with the competent authorities so that the revised proposal is considered expeditiously and the requisite action for payment is taken at the earliest possible date. The deponent further undertakes to place before this Hon'ble Court any further material progress, if required by the Court.

17. That the deponent respectfully submits that the Department is conscious of the directions issued by this Hon'ble Court and the fact that the petitioners' lands have already been utilized for the public road project. The Department shall take appropriate steps to avoid any further unnecessary delay and to ensure that the matter is brought to its logical conclusion in accordance with the applicable policy and the orders of this Hon'ble Court."

9. In view of the stand taken by the respondent authorities in the affidavit, this Court deems it appropriate to direct the respondent authorities to complete the entire acquisition proceedings, pass the award and ensure payment of compensation to the petitioner, in accordance with law, within an outer limit of four months from the date of receipt of a copy of this order.

10. With the aforesaid directions, the present petitions stand **disposed of.**

Sd/-

(Amitendra Kishore Prasad)
Judge

Ruchi