HC-KAR

NC: 2026:KHC:59843
WP No. 32571 of 2026

CNR: KAHC010702512026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 27TH DAY OF OCTOBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE R. NATARAJ

WRIT PETITION NO. 32571 OF 2026 (LA-KIADB)

BETWEEN:

SMT. SIDDAGANGAMMA,
W/O LATE PUTTAIH,
AGED ABOUT 75 YEARS
RESIDENT OF HONNENAHALLI VILLAGE,
BARAGENAHALLI POST, SOMPURA HOBLI,
NELAMANGALA TALUK,
BENGALURU RURAL DISTRICT-562111.

...PETITIONER

(BY SRI. R. RAMESH BABU, ADVOCATE)

AND:

1. THE STATE OF KARNATAKA,
   BY ITS SECRETARY,
   DEPARTMENT OF COMMERCE AND INDUSTRIES,
   VIDHANA SOUDHA,
   BENGALURU-560 001.

2. THE KARNATAKA INDUSTRIAL AREAS
   DEVELOPMENT BOARD,
   REPRESENTED BY ITS
   CHIEF EXECUTIVE OFFICER AND EXECUTIVE MEMBER,
   NO.2/1 AND 2/3, ACHARYA TULASI ROAD,
   1ST MAIN, GANDHINAGAR,
   BANGALORE-560 009.

3. THE SPECIAL LAND ACQUISITION OFFICER-2 (BMICP)
   KARNATAKA INDUSTRIAL AREA DEVELOPMENT BOARD,
   MAHARSHI ARAVINDA BHAVAN,
   1ST FLOOR, NRUPATHUNGA ROAD,
   BENGALURU-560 001.

Digitally signed by HEMALATHA J
Location: HIGH COURT OF KARNATAKA

REPRESENTED BY SLAO 2 (BMICP)

…RESPONDENTS

(BY SRI. B.J.ESHWARAPPA, ADDITIONAL GOVERNMENT ADVOCATE FOR RESPONDENT NO.1;

SRI. T. SOMASHEKAR, ADVOCATE FOR RESPONDENT NOS.2 AND 3)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO QUASH THE GENERAL AWARD BEARING NO.BANGALORE/SLAO-2/685/2015-16, DATED 09.06.2015 PASSED BY THE RESPONDENT NO.3 IN RESPECT OF THE LAND IN SY.NO.97, 0-05 GUNTAS SITUATED AT HONNENAHALLI VILLAGE, SOMPURA HOBLI, NELAMANGALA TALUK, BENGALURU RURAL DISTRICT, IN SO FAR AS THE PETITIONER IS CONCERNED, WHICH IS PRODUCED AS ANNEXURE-C 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.Bengaluru/VIBHUSWAA-2/685/2015-16 dated 09.06.2015 passed by the respondent No.3 in respect of the land in Sy.No.97 measuring 05 guntas situate at Honnenahalli Village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District. She has also sought for a writ in the nature of mandamus to

direct the respondents to consider her case for grant of developed land in lieu of compensation 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 she is the owner of land bearing Sy.No.97 measuring 05 guntas situate at Honnenahalli Village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District, which was proposed for acquisition for formation of industrial layout vide preliminary notification bearing No.CI.461.SPQ.2007 dated 29.11.2008 under Section 28(1) of the KIAD Act, followed by a final notification bearing No.CI.531.SPQ.2009 dated 27.05.2010. The petitioner claims that the respondent Nos.2 and 3 have utilized her 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 the general award bearing No.Bengaluru/VIBHUSWAA-2685/2015-16 dated 09.06.2015 and deposited the compensation amount before the

competent Court. However, the petitioner contend that the State Government has issued a Government Order dated 23.02.2021 in terms of which, it has directed to allot 10,781 sq.ft. per acre of developed land in lieu of monetary compensation. The petitioner therefore claims that the general award passed by respondent No.3 is not beneficial to her and hence, prays that the same be quashed and a direction be issued to respondent No.3 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 respondent No.3 passed the impugned general award on 09.06.2015 and deposited the same before the competent Court. 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.18804/2026 filed by a landloser, this Court has considered the prayer of the petitioner therein for

grant of developed land in lieu of cash compensation and vide order dated 23.06.2026 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 ordered to be allotted, in lieu of monetary compensation. However, he submits that if the petitioner files 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 Bengaluru/VIBHUSWAA-2/685/2015-16 dated 09.06.2015 passed by the respondent No.3 in respect of the land in Sy.No.97 measuring 05

guntas situate at Honnenahalli Village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District 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 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;

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 Civil Court pursuant to the general award

Bengaluru/VIBHUSWAA-2/685/2015-16 dated 09.06.2015 passed by the respondent No.3 in respect of the land in Sy.No.97 measuring 05 guntas situate at Honnenahalli Village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District.

vi. In the event, if there is no consensus arrived for grant of developed land or if there are any unresolved objections, respondent Nos.2 and 3 shall take appropriate action but in accordance with law but only after notifying the petitioners.

Sd/-
(R. NATARAJ)
JUDGE

HJ
List No.: 1 Sl No.: 42