HC-KAR
NC: 2026:KHC:59845
WP No. 33073 of 2026
CNR: KAHC010725122026

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. 33073 OF 2026 (LA-KIADB)

BETWEEN:

1. SRI.M.S.MOHANA GOWDA,
S/O LATE M.C.SINGAIAH,
AGED ABOUT 62 YEARS,
R/AT NO.320/58, 6TH CROSS,
ULLAL MAIN, MUNESHWARANAGARA,
BANGALORE-560056.

2. SRI.LAKSHMANAGOWDA.M.S.
S/O LATE M.C.SINGAIAH,
AGED ABOUT 60 YEARS
R/AT MACHANAHALLI VILLAGE,
SOMPURA HOBLI,
NELAMANGALA TALUK
BANGALORE DISTRICT - 562111.

...PETITIONERS

(BY SRI. OMKARA MURTHY G., ADVOCATE)

Digitally signed by HEMALATHA J
Location: HIGH COURT OF KARNATAKA

AND:

1. THE STATE OF KARNATAKA
BY ITS SECRETARY
DEPARTMENT OF COMMERCE AND INDUSTRIES
VIDHANA SOUDHA
BANGALORE - 01.

2. THE KARNATAKA INDUSTRIAL
AREA DEVELOPMENT BOARD,
BY ITS CHIEF EXECUTIVE OFFICER AND

EXECUTIVE MEMBER KHANIJA BHAVAN,
4TH AND 5TH FLOOR,
RACE COURSE ROAD, BANGALORE - 01.

3. THE SPECIAL LAND ACQUISITION OFFICER -2
KARNATAKA INDUSTRIAL
AREAS DEVELOPMENT BOARD,
NO. 14/3, C.F.C BUILDING,
MAHARSHI ARVIND BHAVAN,
I FLOOR, N.R. ROAD,
BENGALURU - 560 001.

…RESPONDENTS

(BY SRI.B.J. ESHWARAPPA, AGA FOR R1;
SRI.VASANTHA, ADVOCATE FOR R2 AND R3)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO QUASHING THE GENERAL AWARD BEARING NO.KIADB/LAQ/NO.2486/2023-24 DATED 12/06/2023 PASSED BY 3RD RESPONDENT IN RESPECT OF THE PETITIONERS WAS THE ABSOLUTE OWNER OF LAND BEARING SY. NO.9/1 MEASURING 1 ACRE 07 GUNTAS, SITUATED AT GEDDALAHALLI VILLAGE, SOMPURA HOBLI, NELAMANGALA TALUK, OF PETITIONER IS CONCERNED, WHICH IS PRODUCED AT ANNEXURE-A 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 petitioners have sought for a writ in the nature of certiorari to quash the general award bearing No.KIADB/LAQ/No.2486/2023-24 dated 12.06.2023 passed by the respondent No.3 in respect of the land in Sy.No.9/1

measuring 1 acre 07 guntas of Geddalahalli, Sompur Hobli, Nelamangala Taluk. They have also sought for a writ in the nature of mandamus to direct the respondents to consider the case of the petitioners for grant of developed land in lieu of compensation as per the Government Order bearing No.CI 103 SPQ (E) 2019 dated 23.02.2021 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 petitioners claim that they are the owners of land in Sy.No.9/1 measuring 1 acre 07 guntas of Geddalahalli, Sompur Hobli, Nelamangala Taluk, which was proposed for acquisition for formation of industrial layout vide preliminary notification dated 05.11.2020 under Section 28(1) of the KIAD Act, followed by a final notification dated 19.05.2021. The petitioners claim that the respondent Nos.2 and 3 have utilized their land without paying the compensation. However, it is further contended that no opportunity was given to the petitioners to agree for a consent agreement and no notice under Sections 9 and 10 of the Land Acquisition Act, 1894 was issued but the respondent - KIADB straight away passed the

general award bearing No.KIADB/LAQ/No.2486/2023-24 dated 12.06.2023 and deposited the compensation amount before the competent Court. It is contended that the Price Advisory Committee in its 382nd meeting held on 22.11.2022, determined the compensation payable to those who consent for an award under Section 29(2) of the KIAD Act. However, the petitioners contend that the State Government has issued a Government Order dated 23.02.2021 in terms of which, it has directed respondent No.3 to allot 10,781 sq.ft. per acre of developed land in lieu of monetary compensation. The petitioners therefore claim that the general award passed by respondent No.3 is not beneficial to them 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 petitioners reiterated the above submissions and submitted that the petitioners being the lawful owners of the acquired land, are 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.3655/2026 filed by a landloser, a Co-ordinate Bench of this Court has considered the prayer of the petitioner therein for grant of developed land in lieu of cash compensation and vide order dated 02.02.2026, 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 petitioners file 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/No.2486/2023-24 dated

12.06.2023 passed by the respondent No.3 in respect of the land in Sy.No.9/1 measuring 1 acre 07 guntas of Geddalahalli, Sompur Hobli, Nelamangala Taluk, is hereby quashed;

iii. The petitioners are 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;

iv. The said consideration by the KIADB shall be within eight weeks from the date of submission of the representation by the petitioners;

v. The respondent-KIADB is at liberty to withdraw the amount, if any, deposited before the Civil Court pursuant to the general award bearing No.KIADB/LAQ/No.2486/2023-24 dated 12.06.2023;

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.

Learned Additional Government Advocate for respondent No.1 and Sri.Vasantha, learned counsel for respondent Nos.2 and 3 are permitted to file memo of appearance within ten days.

Sd/-
(R. NATARAJ)
JUDGE

BKN
List No.: 1 Sl No.: 45