



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-02-2026

CORAM

THE HON'BLE MR.JUSTICE P.B. BALAJI

**AS No. 311 of 2026 and
CMP.No.5774 of 2026**

The Special Tahsildar (LA) Unit II
Arasu Cements Factory,
Ariyalur.

..Appellant(s)

Vs

Ponraman (died)

1. Rengasamy
S/O. (Late) Ponraman,
Nerinchikorai,
Ariyalur Taluk and District.
2. Selvaammal
W/o. Selvaraj,
D/O. (Late) Ponraman,
Ariyalur Taluk and District.
3. Managing Director
Arasu Cements Corporation,
Anna Salai, Chennai
4. Deputy General Manager
Arasu Cements Factory,
Ariyalur

..Respondent(s)

PRAYER : Appeal Suit filed under Section 54 of the Land Acquisition Act, 1894, to set aside the decree passed in LAOP No. 114 of 2000 dated 26.04.2022 on the file of the Sub Court, Ariyalur.

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

For Respondents : Mr.R.Gokulakrishnan [R1 & R2]
Mr.A.Sivaji [R3 & R4]



JUDGMENT

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Challenging the enhancement of compensation from Rs.1200/- to Rs.1500/- per cent, the present appeal suit has been filed.

2. Heard Mr.G.Nanmaran, learned Special Government Pleader appearing for the appellant, Mr.R.Gokulakrishnan, learned counsel for respondents 1 and 2 and Mr.A.Sivaji, learned counsel for respondents 3 and 4.

3. The learned Special Government Pleader appearing for the appellant would state that originally, the compensation of Rs.250/- per cent was awarded by the Land Acquisition Officer. However, on reference, the Reference Court enhanced the compensation to Rs.1200/- per cent. As against the same, appeals were preferred before this Court and the same were allowed and the compensation was reduced to Rs.900/- per cent. In the meantime, the order fixing the compensation, at Rs.900/- has been set aside and therefore, pending the appeal proceedings, the Board has passed the resolution and uniformly fixed a sum of Rs.1500/- per cent, as the compensation to all the land owners.

4. Mr.G.Nanmaran, learned special Government Pleader appearing for the appellant would also bring to my notice that in the connected appeals in



A.S.Nos.432 of 2020 and etc., batch dated 02.02.2026 as well as in A.S.Nos.238 of 2020 and etc., batch dated 05.09.2025, the Board has come forward to pay a compensation of Rs.1500/- per cent with statutory benefits to all affected land owners under the scheme has been taken note of and the appeals have been disposed of.

5. Mr.R.Gokulakrishnan, learned counsel for respondents 1 and 2 would fairly submit that he has no objection for the appeals being disposed of on the same lines in which the earlier appeals have been disposed of fixing the compensation at Rs.1500/- per cent.

6. In the light of the above, the appeal suit is disposed of fixing the compensation amount for the acquired lands at Rs.1500/-per cent with no deduction towards development charges. The award passed by the Reference Court is modified by enhancing the amount from Rs.1200/- to Rs.1500/- per cent. It is needless to state that the statutory benefits under Section 23(1-A), 23(2) and 28 of the Land Acquisition Act are to be calculated on the enhanced amount. Mr.G.Nanmaran, learned Special Government Pleader brings to my notice that compensation amount has already been deposited and therefore, there is no requirement to give any direction for deposit of any further amount.



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AS No. 311 of 2



P.B.BALAJI, J.

gsk

The land owners/respondent are permitted to withdraw the same by taking out a formal application. No costs. Connected miscellaneous petition is closed.

27-02-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

GSK

To

1. The Sub Court, Ariyalur.
2. Managing Director
Arasu Cements Corporation,
Anna Salai, Chennai
3. Deputy General Manager
Arasu Cements Factory,
Ariyalur

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