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GOVERNMENT ACQUISITION OF LAND: EFFECT ON COMPENSATION

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ABSTRACT:

The paper aims to analyze the effect of acquisition of land by the Government authorities in India by analyzing statutes like the Land Acquisition Act, 1894, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re-settlement (RFCTLARR) Act, 2013 and the various amendments to it. The paper will also provide a case analysis of landmark judgements. The paper will further investigate the right to property as a constitutional right under the Constitution of India and aim to understand the balance fair compensation and development. The paper will also aim to study and analyze how the amendments to the LARR act have impacted the original act. Further the paper will suggest how compensation can be made fair and transparent.

PROBLEM STATEMENT:

The amendments to Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 have weakened the very purpose of the act which was to protect landowners and affected families, ensure fairness, provide proper compensation, and transparency in land acquisition which supported the constitutional principles like equality under Article 14 and the right to property under Article 300A.

Therefore, the paper analyzes whether the current rules on land acquisition continue to uphold the primary objective of fairness and justice, or whether it has shifted towards prioritizing development at the cost of constitutional protections.

OBJECTIVES:

1. To assess the need of LRR Act, 2013

2. To assess whether market value [compensation] is truly equal to livelihood?

KEYWORDS: Land acquisition Act 1894, LARR Act 2013, Right to property.

METHODOLOGY: The paper will be doctrinal by analyzing secondary sources and statutes like the LARR Act, Land Acquisition Act, and the Constitution of India, the paper will also provide a case analysis of major Landmark judgements in this regard.

RESEARCH QUESTIONS:

★ To what extent does the bypass of Social Impact Assessment (SIA) and Consent clauses in the 2015 Amendment and State amendments violate Article 300A?

★ Whether market-based compensation under the 2013 Act is adequate to address livelihood loss and social displacement?

1. INTRODUCTION:

Land acquisition refers to when the National or the State Government or authorized agencies acquire private land legally for the purpose of public use, like infrastructure and development of railways, dams, roads for welfare. Land acquisition disputes initiated by the government are around 30% of all land-related cases in the Supreme Court over the past 70 years, and out of these 60% are government land acquisition based on conflicts over compensation and public purpose. According to Mr. Walter Fernandes, over 21 lakh people are displaced due to development projects, and according to Mr. Paranjpye stated that over 25 lakh people are displaced due to mines, 12 lakhs due to industries, 16 lakhs due to dams, 6 lakhs due to parks and 5 lakhs due to other public projects. [1]

2. THE HISTORY OF LAND ACQUSITION LEGISLATIONS:

The Bengal Regulation Act I[2] in the year 1824 this was the time when the British started acquiring land for public welfare. This act was enforceable in the provinces that were controlled by Fort William. Later in 1839, the Building Act XVII acquisition started in Bombay. In 1852, the first 7 provisions of the Bengal regulation act were amended, and the Madras act XX came into force. The wave of land acquisition grew in the year 1850 after the introduction to the railways which is one of the best the British left behind. These acts made land acquisition for

[1] G. Srihari 'Land Acquisition and Tribal Displacement in India' https://shikshansanshodhan.researchculturesociety.org/wp-content/uploads/SS202204011.pdf accessed on 21 June 2026

[2] Bengal Regulation of 1824 from West Bengal public library

the purpose of public welfare legal but in 1870 act VI came into force which abolished all the acquisitions done previously, this was because the east India company wanted to improve the acquisition process. Because the 1870 act was unsatisfactory and faced many challenges, a new act was enacted which was the Land Acquisition Act of 1894.

The Land Acquisition Act, 1894 [3] was enacted on 2nd of February which came into force on 1st of march, 1894. The act had 8 chapters with 55 sections. But this act applied only to British India and not the princely states because of which these states enacted their own acts of land acquisition. Till the new act on land acquisition was passed in 2013, the old colonial law was followed though it was ambiguous. Some of the drawbacks of this act was that compensation rates were low, there was no rehabilitation of people whose land was so acquired, the government could acquire land for public purpose, and the term public purpose was to be determined by the executive.

Therefore, these difficulties led to the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re-settlement (RFCTLARR) Act [4] to be passed by the Congress Government on 26th of September 2013, repealing the act of 1894. The main aim of this act was to provide adequate compensation to the effected persons and families and the landowners ensuring that and restricting the Government bodies to acquire property strictly for public welfare which ensured transparency and fairness.

3. WHAT THE 2013 ACT DID RIGHT?

- Giving fair compensation to the landowners which is dealt with under Section 27 of the act which equates to market value [Section 26] plus 100% solatium [hardship compensation] [Section 30] and a 12% interest rate which is at least four times the market value in the rural areas and twice the market value in the urban areas.
- Making consent valuable, in the case of a private company wanting to acquire land, the consent of 80% landowners must be taken and in the case of a PPP project [public-private partnership] the consent of 70% landowners must be taken. This ensures that land is not acquired with force.

[3] Land Acquisition Act, 1894

[4] The Right to fair compensation and transparency in land acquisition, rehabilitation and resettlement act, 2013

- Making rehabilitation and resettlement mandatory ensuring that the affected landowners are not just protected financially. This provides additional benefits to the affected relocation assistance, housing, jobs and more.
- If the land acquired was used for any other purpose other than what was stated in the notification for more than five years, the land had to be returned to the owner. This ensures that the land is used for public welfare alone, making it transparent.
- Making social assessment a must, by taking into consideration the opinions of the public while acquiring land. The 2013 act introduced a new concept in land acquisition which was the social impact assessment [SIA] which evaluates the socio-economic, cultural, and environmental impact of such acquisition on local communities. It determines the number of individuals who are displaced for which they are given rehabilitation and resettlement. When the Government wants to acquire land, it must first consult the municipality or the panchayat for SIA. Under Section 6 the report of SIA should be made public to ensure transparency. [5]

  This act was further amended in **2015.**

4. PROCEDURE TO ACQUIRE LAND LEGALLY IN INDIA

- The first stage is the SIA under Section 4 of the act, only after which land can be acquired. This report helps the government to assess if the acquisition should be continued or dropped.
- The second stage to be followed is to publish a preliminary notification which is issued under Section 11 of the act. This notification is published by the government expressing their interest in acquiring land for public use in the official gazette of India or in two local newspapers or in one regional language, panchayat or municipality offices and government website after which a social impact assessment is conducted.

A preliminary survey must be conducted by the government under Section 12 of the act determining the extent of land to be acquired by checking adaptability of the land and setting boundaries.

- Section 15 of the act deals with hearing objections where any person who is interested in land to be acquired can file a written objection regarding justification given for public

[5] Dr. Preeti Jain Das 'The RFCTLARR Act, 2013: Are the outcomes fair?' https://www.teriin.org/article/rfctlarr-act 2013-are-outcomes-fair accessed 22 June 2026

use, findings of the SIA report, sustainability of land within sixty days from the notification under Section 11 to the collector.

After looking into these objections, the collector submits a report to the appropriate Government with recommendations only after which the Government can acquire, modify or not acquire the land.

- Section 16-19 of the act deals with Rehabilitation and Resettlement. After the publication of the notification under Section 11, the administrator must conduct a survey and submit a census of the families who are affected or the persons displaced. They are to be given a new place to start their livelihood by giving them assistance to find new jobs or provide them with education.

Under Section 19 the appropriate Government should publish a declaration and summary of the rehabilitation and resettlement report within twelve months from the date of notification under Section 11 if not the acquisition process lapses and it should be conducted all over again. But if the lapse is due to a court proceeding, then the time frame can be excused.

Such declaration must be sealed and signed by the Secretary to the Government or any person who is authorized to do so. This acts as the final approval of land acquisition by the Government.

- The next stage is declaration of an award which is dealt with under Section 26 of the act.
  The award can be of two types- monetary reliefs and non-monetary reliefs. This award is determined by the collector as mentioned above. Section 28 deals with other parameters that must be considered by the collector to determine the award which are if there is any loss of profits or damage from severance of land or damage to the standing crops or trees under Section 29 of the act the collector must also determine the value of any immovable improvements and this value must be determined separately.

- The final stage is dealt with under Section 38 which deals with payment of compensation before possession of land and if there is delay in payment then the landowner is entitled to receive interest on the compensation until paid.[6]

[6] Law institute 'Step-by-Step process for land acquisition in India' (11 Dec 2025) https://thelaw.institute/rural-local-self-governance/step-by-step-land-acquisition-india/ accessed 22 June 2026

5. **ANALYSIS OF AMENDMENTS:**

   The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement (amendment) bill, 2015 was introduced in the Lok Sabha on 24th February 2015 and passed on 10th of March 2015.

CHANGES BOUGHT BY THE AMENDMENT BILL,2015

- The amendment bill exempted five categories of projects from social impact assessment, restrictions on acquisition of multi-cropped land, and consent for private projects and public private partnerships (PPPs) projects which are Defense, rural infrastructure, affordable housing, industrial corridors and infrastructure including PPP where the Government also owns land.
- The LARR act,2013 stated that if the land acquired is not utilized for 5 years must be returned to the owners but the amendment bill stated that the unused land must be returned 5 years from the date of acquisition or any time period which was fixed at the time of the acquisition, whichever is later.
- The LARR act,2013 stated that the land acquisition act of 1894 would be applicable if a final decision on compensation is made under the act of 1894, but the amendment bill states that incase the award is made 5 years or more before the 2013 act was passed or the land has not been acquired or the compensation is not paid then the 2013 act would apply and not 1894 act. The 2015 bill gave the method to calculate these 5 years as well, it stated that certain periods will be excluded such as the time when the case was stopped due to a court stay order, time given by a Tribunal to take possession, time where land is already taken but compensation is deposited in court and it is not directly paid.
- The LARR act, 2013 did not recognize land acquired for private educational institutions and hospitals, but the 2015 bill recognizes them.
- LARR act had a narrow scope since it only applied to private companies, but the 2015 bill applies to all private entities which include NGO’s, partnerships, firms, and corporations, giving the act a wider scope.

- The LARR act held the head of government department committed an offence, but the amendment bill states that a government official cannot be prosecuted without prior consent of the government.[7]

Therefore, the amendment bill of 2015 aimed to remove the difficulties faced by the 2013 act such as narrow scope of the act, retrospective rule of application of 1894 act but this amendment has its own drawbacks such as misuse since private entities can acquire more land, and the government officials have less accountability and it was anti-farmer since it was in favor of the industrialists. The main objective of this amendment was to speed up the development projects, but it in turn reversed the progress done by the 2013 act. Ultimately, the bill supported the individuals who acquired land and not the people who are displaced or the impacted poor and marginalized communities.

6. ANALYSIS WITH RESPECT TO THE CONSTITUTION:

The Constitution of India is derived from the Government of India Act, 1935 which dealt with protection of property from compulsory acquisition for any other purpose than public welfare under Article 299.

Right to property was a fundamental right recognized under Article 19[1][f] which protected a person's right to hold, acquire and dispose property and Article 31 which gave a person whether citizen or non-citizen right against deprivation of property was amended by the 44th Amendment act,1978 and was a constitutional right under Article 300A in part XII of the Indian Constitution. Article 300A states that no person should be deprived of property except by authority of law.

6.1 UNEQUAL PROTECTION:

Land acquisition comes under the concurrent list under 7th schedule of the Indian Constitution, where both the central and the state can make laws but in case a conflict arises the central laws would prevail over the state.

The State legislature can modify the central laws according to the needs of the state through state ordinances or state-specific rules, but a state cannot have an independent law on land acquisition. Many states have passed amendments after the LARR Act, 2013 was passed to adapt to their local needs, these include Maharashtra, Uttar Pradesh, Karnataka, Tamil Nadu,

[7] The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement (second amendment) bill, 2015

Gujrat, Andhra Pradesh, Telangana, Haryana, Jharkhand and Rajasthan. Together, these states have a 48% land area and agricultural GDP.

Out of this Gujrat, Rajasthan, Maharashtra, Jharkhand, Telangana and Andhra have passed full state-specific land acquisition laws under Article 254[2] of the Constitution which allows a state law, which is repugnant to an earlier central law on a subject of the Concurrent List to prevail within that state if it is receives the consent of the President.

The rest of the states have not fully replaced the Central law but have just made state-specific rules to be implemented in their states.

- This shows that though LARR act is uniform, the states differ in implementation, making it uneven. Ultimately there is no fairness. Since in most states consent and SIA is exempted, it reduces the bargaining power of the landowners and compensation becomes low. The objective of state amendments was rapid economic growth but at the cost of citizens' rights being lost.
- Vulnerable groups, especially farmers, suffer the most because land is not just an asset for farmers and other marginalized groups but is a source of livelihood, but since many states have exempted 80% consent for PPP, it enables corporate companies to acquire land without assessing SIA leading to loss of their livelihood.
- States which give exemptions to PPP and industrial corridors reduce costs, but it leads to displacement without rehabilitation, leading to deprivation to claim safeguards for the people affected. By doing so there exists two groups of people, one being the people whose land is acquired for general projects, where SIA and consent is mandatory and other being the people whose land is acquired for these exempted projects where SIA and consent is bypassed, this leads to arbitrariness.
- The safeguards given in one state may vary to the other, thereby making compensation different geographically. If two people own identical lands and if one of them is compensated less than the other, it becomes discrimination.
- Many states have exempted SIA and consent requirements or urgent projects leading to violation of principle of natural justice since SIA aimed to ensure that livelihoods are not destroyed, but by bypassing these essential requirements the affected people are not heard hence violating Audi Alterum Partum [hear the other side], this further violates Article 21 as well.

- The Supreme Court in the case of Olga Tellis v. Bombay Municipal Corporation, 1986 AIR 180[8], has interpreted that depriving a person's livelihood is wrong and stated that right to livelihood is a part of right to life. Therefore, acquiring land without assessing if livelihood is being lost violates the right to live with dignity also.
- Since land acquisition for PPP's has increased, the state acts a middleman to benefit the private enterprises in the shadow of industrialization this in turn violates the doctrine of colorable legislation the state misuses the sovereign powers vested upon them for private profits which becomes contradictory to its objective of a welfare state. In the case of Royal Orchid Hotels Ltd. v. Jayaram Reddy 2011 AIR SCW 6081[9], the court quashed the acquisition made by the state government where it had acquired land for 'public purpose' but was used for a commercial hotel by a private entity, the SC held that the state government has committed fraud of power violating public trust and hence the acquisition was declared unconstitutional.

  Hence the violation of the Constitution of India is not with acquiring land but in the process, of acquiring land.
- In the case of Kolkata Municipal Corporation & Anr. vs. Bimal Kumar Shah & Ors. [10] The court held that "Prescription of the necessary procedures, before depriving a person of his property is an integral part of the 'authority of law', under Article 300A."

  The court also laid down 7 rules to be followed by the government while acquiring property under article 300A of the constitution. If these rules are not followed the acquisition will be quashed.

  1. The government is to inform the person whose property is to be acquired via notice.
  2. If there are any objections regarding such acquisition the government must hear them.
  3. The government has a duty to inform and give a reasoned decision to the person whose property is acquired.
  4. The government can acquire property strictly for public purposes and it should be able to prove it.
  5. The government has the responsibility to rehabilitate and restitute the landowner and provide fair compensation.
  6. The government must conduct acquisition within prescribed timeline efficiently.
  7. The right of conclusion, where the process of acquisition must end with a clear title.

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[8] Olga Tellis & Ors v. Bombay Municipal Corporation & Ors on 10, July 1985 (1985) 2 Supp. SCR 51
[9] M/S. Royal Orchid Hotels Ltd & Anr v/s G Jayaram Reddy & Ors on 29 September 2011 AIR SCW 608
[10] Kolkata Municipal Corporation & Anr. Vs. Bimal Kumar Shah & Ors., **(2024) 10 SCC 533**

- In the case of Bernard Francis Joseph Vaz v. Govt. of Karnataka[11], this was big project aimed at constructing the Bengaluru-Mysuru corridor, the state government had notified that the land will be acquired but the possession or pay for the said land was not taken for 20 years, the court held that because of such delays the landowner can neither sell or develop the land freezing its value. Therefore, the court quashed the notification stating it violated the procedure established by law. Hence, the right to property may no longer be a fundamental right, but the procedure established by law to acquire land must be fair and just.

Therefore, this shows that the act is not uniformly applied, it violates Article 14 of the Constitution. Though the government claims that it has the power to acquire land, it must be just fair and reasonable and not arbitrary.

The 2013 act stated that 70-80% consent requirement is mandatory, but the amendment made in 2015, and various state amendments have waived this requirement leading to bargaining power being lost and how suffers the most? The farmers and vulnerable groups. SIA was mandatory in the 2013 act, but the amendments gave exemptions to various sectors at the cost of loss of livelihood.

Land is not just a commodity, it is seen as a source of survival, identity and social security by many, and no amount of money can tally with livelihood since compensation only monetizes the value of land.

6.2 EFFECT ON COMPENSATION:

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re-settlement Act, 2013 and the amendments have significantly impacted the amount of compensation to be paid to the landowners whose land is acquired. The 2013 act ensured to provide fair and adequate compensation to the affected individuals, but this is only in theory because the amendments have affected fair compensation in practice.

Because of exemptions to SIA and consent, the powers of the collector have increased where he determines the compensation amount after reviewing the official records and past sale transaction, but this often remains lower than the actual value of land and since the landowners have no bargaining power, they receive less compensation. Exemption to SIA has affected

[11] Bernard Francis Joseph Vaz and Others v. Government of Karnataka and Others Civil Appeal arising out of SLP (C) No. 10338 of 2023; 2025 INSC 3

recognition of affected individuals, SIA identified the people who are affected by acquisition of land but if this is bypassed the title holders of land receive compensation and not the dependents of such land at the time of acquisition like tenants and agricultural labourers. This makes compensation incomplete since most of the affected people are not even recognized or compensated. [12] The amendment aims to provide compensation only to the wealthy class and completely neglects the poor dependents of such land, thus violating socialist principles enshrined in the preamble and Article 39 of the Constitution [Directive Principles of State Policy].

In a recent case the Hon'ble Punjab and Haryana High Court, in Sohan Lal and Others v. Union of India and Others AIR 1957 SC 529 [13], held that Sections 3J and 3G of the National Highways Act, 1956 (NHAI Act) are unconstitutional. The court held that the exclusion of solatium and interest in land acquisition cases violates Article 14. The court also stated that landowners whose properties are acquired under different statutes should not be subjected to arbitrary distinctions in compensation. The court argued that the parliament while enacting the NHAI Act did not consider solatium, interest, and market-based valuation. Thereby this act is not in par with the LARR act, 2013. Therefore, it violates Article 14 and 300A.

Quantitatively, the formula to calculate market value of land is dealt with under Section 26 of the act which deals with determination of market value by the collector. The collector must calculate this value among minimum prices fixed by the Stamp Act for property registration under the specific area or the average price of similar land nearby by considering past three years sales or compensation agreed upon if the acquisition is not for a private company or a PPP project. The average sale price should be calculated based on top 50% highest priced transaction sales that took place in the last three years after calculating this it should be multiplied by a factor as provided under schedule I which increases the compensation especially in rural areas. [14]But if data regarding these sales are not available, then the state government will fix a minimum floor price. Therefore, the collector should regularly update

[12] Somesh Kumar Gupta 'Land acquisition law in India: A critical study of the right to fair compensation and transparency in land acquisition, rehabilitation and resettlement act, 2013' https://ijirl.com/wp-content/uploads/2026/01/LAND-ACQUISITION-LAW-IN-INDIA-A-CRITICAL-STUDY-OF-THE-RIGHT-TO-FAIR-COMPENSATION-AND-TRANSPARENCY-IN-LAND-ACQUISITION-REHABILITATION-AND-RESETTLEMENT-ACT-2013.pdf accessed 24 June 2026
[13] Sohan Lal And Others vs Union of India and Others AIR 1957 SC 529
[14] Sanjida Meera Rumana 'Determining compensation for repealed land acquisition act, 1894 and LARR act, 2013' https://penacclaims.com/wp-content/uploads/2018/09/A.-Sajeeda-Meera-Rumana.pdf accessed 24 June 2026

the land records. This Section also provides the government with establishing a land pricing authority to provide fair compensation.

Therefore, Compensation = Market Value (MV) × Multiplier + 100% Solatium + 12% Additional Amount.

The amount of compensation looks high looking at the formula, but the actual problem is with the market value of the land, especially in rural areas where records are outdated, markets are inactive and sale transactions are undervalued, this leads to lower compensation. This formula is market-driven and excludes livelihood costs, making it inadequate, making the compensation illusionary. This in turn violates Article 300A since procedure of fairness and transparency is not followed.

7. COMPARATIVE ANALYSIS:

- In Australia, the law governing land acquisition is the land acquisition act of1989 which was amended in 2013. The acquisition takes place through an agreement. This means that the government acquires land either by compulsory acquisition or negotiated agreements, or urgent acquisition. [15]

Negotiated agreements is important feature in Australia, where the landowners and Government mutually decide on the amount of compensation. This ensures that the affected individuals are heard and have participatory rights, thus the process of acquisition becomes fair and transparent. On the other hand, in India, though the LARR act, 2013 made consent an essential requirement but the amendments have reduced bargaining power and participatory rights of the affected individuals.

Further in Australia, compensation is given as soon as the land is acquired but in India, there has always been a problem of delays. In Australian system many factors are considered to calculate the amount of compensation to be paid such as market value of the land, additional financial value, severance, disturbance, reasonable legal or professional costs. This makes compensation livelihood based unlike in India where compensation is economic based.

[15] Dr. K. Murali and M. Arul Vikram 'Land Acquisition Policies – A Global Perspective' https://www.researchgate.net/publication/301927906_Land_Acquisition_Policies_-_A_Global_Perspective?__cf_chl_f_tk=ON.BJhCEOvHJXRJWMqQUlQwbuSiZT3QW2wWaFrliG1g-1782834376-1.0.1.1-6VEAY60vbv7GVayqrsjF0g8oGS7wfO1HcCN4Fb_VXJc accessed on 25 June 2026

- The World Bank has also laid down certain guidelines to be followed while acquiring land through its Environmental and Social Standard 5 (ESS5)[16] , which states that land acquisition should be the last option and the government should first exhaust all the alternatives. Further compensation is livelihood based where it not only includes market value of the land but also the entire replacement costs, and it must be paid before displacement and opinions of the affected people must be taken, this is like SIA and consent requirement, but the amendments have bypassed it in India. Therefore, the approach of the world bank is more humane, ensuring that affected people do not suffer.
- In the United Kingdom the law governing land acquisition is the Compulsory Purchase Act 1965, Land Compensation Act 1973 and the Planning Act 2008 under which compensation is determined by the compensation codes that measures the total economic impact and personal impact of the affected individuals. The UK system also follows a no-scheme rule where the value of the land should be calculated as if the idea of acquisition for development never arose. [17] This ensures that the authorities do not degrade the land values right before acquisition, making the process fair, just and reasonable as compared to the Indian system.

Therefore, internationally laws governing land acquisition is much more uniform and human-centric and India falls behind globally due to the amendments.

8. CONCLUSION:

There has always existed a conflict between economic development and protection of rights without infringement, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re-settlement Act, 2013 made positive changes to land acquisition by the government as compared to the 1894 act, but the amendments made later on be it central or state have significantly impacted this progress.

According to the researcher, the following reforms should be considered:

- Essential requirements like SIA and consent should be made mandatory irrespective of the category of project. SIA is merely a statutory requirement therefore, it can easily be

[16] Land Acquisition & Resettlement Policy Framework (LARPF) by World Bank https://documents1.worldbank.org/curated/en/713231554109393090/pdf/Land-Acquisition-and-Resettlement-Policy-Framework.pdf accessed on 25 June 2026

[17] Simarla China Lingamiah 'Assessing Compulsory Land Acquisition: A Cross-National Study of Legal Frameworks in the USA, UK, and India' (31 Oct 2023) <https://shikshansanshodhan.researchculturesociety.org/wp-content/uploads/SS202310005-min.pdf > accessed on 27th June 2026>

bypassed, but it should be recognized judicially so that judicial review can be applicable on acquisition without SIA and hence be declared unconstitutional. Therefore, SIA should not remain a mere procedure but transform it into a judicial safeguard. This in turn leads to helping the affected individuals to have participatory rights.

- Compensation should not just represent or consider monetary value but should be livelihood based and be looked at as a long-term safeguard aimed at social security. Since the current compensation measures only land value, it should include displacement cost, income generated from such land in the future, and livelihood cost like training and employment. This makes compensation human driven instead of development driven.
- To prevent discrimination, some rules should be made uniformly applicable, like fair compensation, rehabilitation and resettlement, and hearing.
- Collector acts as the executive authority for land acquisition but there is a risk of bias, therefore, an independent quasi-judicial body should be appointed at the center and every state, which will determine the amount of compensation, hear any objections and provide solutions, review the SIA reports and ensure that the procedure is duly followed.
- If land remains unused for more than 5 years, it must be returned to the landowner, this ensures that land is not misused for any purpose than public purpose.
- Though the act provides rehabilitation and re-settlement, the implementation is very weak, the Government should make livelihood rules mandatory and not optional. If the authorities fail to provide them, they must be penalized, this will ensure transparency and fairness.
- In case the landowners raise objections towards acquisition, the burden of proof lies on the landowner to prove that the land is illegally acquired or procedure is not followed or compensation is not paid fairly but in cases where SIA and consent requirement is bypassed, the burden of proof should transfer to the acquiring authority to prove that the land is acquired for public purpose and compensation is duly paid, this makes the state more accountable and the landowners can access justice.

This shows that though the LARR act, 2013 was revolutionary, the amendments have weakened the very purpose of the act.

To conclude, land acquisition must not be viewed merely as a tool for development, but as a process that directly impacts human dignity, livelihood, and social justice. A balanced approach that unites development with constitutional principles is required to ensure that progress does not come at the cost of individual rights.