

**(2019) 02 SC CK 0032**

**Supreme Court Of India**

**Case No:** Civil Appeal No. 1572, 1573 Of 2019

Mahanti Devi

APPELLANT

Vs

Jaiprakash Associates Ltd. & Anr

RESPONDENT

**Date of Decision:** Feb. 8, 2019

**Acts Referred:**

- Land Acquisition Act, 1894 - Section 4, 18

**Citation:** (2019) 5 SCC 163 : (2019) 2 Scale 686 : (2019) 2 RCR(Civil) 186 : (2019) 2 Supreme 293 : (2019) 1 UPLBEC 613

**Hon'ble Judges:** L. Nageswara Rao, J; M. R Shah, J

**Bench:** Division Bench

**Advocate:** Nikilesh Ramachandran, Abhinav Mukerji

**Final Decision:** Disposed Off

### **Judgement**

Positive factors,Negative factors

(i) smallness of size,(i) largeness of area

(ii) proximity to a road,"(ii) situation in the interior at a distance from the road

(iii) frontage on a road,"(iii) narrow strip of land with very small frontage compared to depth

(iv) nearness to developed area,"(iv) lower level requiring the depressed portion to be filled up

(v) regular shape,(v) remoteness from developed locality

(vi) level vis-Ã -vis land under acquisition,"(vi) some special disadvantageous factors which

would deter a purchaser

(vii) special value for an owner of an adjoining property to whom it may have some very special

advantageâ€.",