



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 26-03-2026

CORAM

THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 9095 of 2023

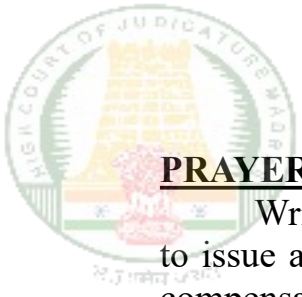
G.Ezhilarasan
S/o Late K. Govindan
No. 18 Puthumanai street Niravi
Karaikkal 609 604

Petitioner(s)

Vs

1. The Principal Secretary
Housing and urban Development
Department Fort St. George
chennai 600 009
2. The District Collector
District Collectorate, Chennai
Singaravelar maalgai Rajaji salai
chennai 600 001
3. The commissioner of Land
Administration
The Land Administration
commissionerate Ezhilagam chepauk
chennai 600 005
4. The Member Secretary
Chennai Metropolitan Development
Authority Thalamuthu Natarajan
Complex Gandhi irwin Road Egmore
chennai 600 008
5. The Special Tahsildar (Land
Acquisition)
Mass Rapid Transit System phase II
Extn Thirumayilai Station Mylapore
chennai 600 004

Respondent(s)

**PRAYER**

Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, directing the 3 to 5 respondents to calculate the compensation by taking the land value as Rs 4,500/- per square feet as calculated by G.O. (Ms.) No. 84 - Housing and urban Development (UD2 (2)) Department dated 12.06.2019 and to pay the balance money along with interest as per the financial approval given through G.O. No. 84 Housing and urban development (UD2 (2)) Department dated 12.06.2019

For Petitioner(s) Mr.Lieutenant Colonel

For Respondent(s): Mr.C.Gowthamaraj, GA

ORDER

This writ petition has been filed to direct the 3 to 5 respondents to calculate the compensation by taking the land value as Rs 4,500/- per square feet as calculated by G.O. (Ms.) No. 84 - Housing and urban Development (UD2 (2)) Department dated 12.06.2019 and to pay the balance money along with interest as per the financial approval given through G.O. No. 84 Housing and urban development (UD2 (2)) Department dated 12.06.2019.

2. The learned counsel for the petitioner would submit that by virtue of GO(Ms)No.84 dated 12.06.2019, the respondent-Department took possession of the subject land, for which, the compensation was calculated at the rate of Rs.4,500/- per square feet. However, contrary to the said GO, the respondent had reduced the compensation to the rate of Rs.3,743/- per square feet.



3. Aggrieved over the same, a petition in LAOP No.33 of 2022 was filed by the petitioner, wherein, by virtue of order dated 30.07.2024, the compensation was revised to the extent of Rs.7,000/- per square feet. Under these circumstances, against a similar order, an appeal was preferred by the respondent in AS.No.803 of 2025, however, the said appeal was dismissed vide order dated 25.07.2025.

4. Hence, he would contend that the compensation fixed by the LAOP Court vide order dated 30.07.2022 had attained its finality. In such case, the respondent is supposed to have paid the compensation for the subject land at the rate of Rs.7,000/- per square feet. Hence, this petition.

5. In reply, the learned counsel for the respondent had confirmed the submissions made by the petitioner and requests this Court to pass appropriate orders.

6. Heard the learned counsel for the petitioner and the respondents and also perused the entire materials available on record.

7. In the case on hand, it appears that initially the subject land was acquired by the respondent vide GO(Ms)No.84 dated 12.06.2019, for which, the respondent had determined the compensation at the rate of Rs.3,743/- per



square feet and paid the same to the petitioner. Aggrieved over the same, a petition in LAOP No.33 of 2022 was filed by the petitioner, wherein, by virtue of order dated 30.07.2022, the compensation was revised to the extent of Rs.7,000/- per square feet. At this juncture, against an order with similar issue, an appeal was preferred by the respondent in AS.No.803 of 2025, however, the said appeal was dismissed vide order dated 25.07.2025.

8. Further, it appears that no appeal was preferred against the order dated 30.07.2022 passed in the petitioner's LAOP case. When such being the case, as rightly contended by the petitioner, the petitioner is certainly entitled to the compensation of Rs.7,000/- per square feet as per the order dated 30.07.2022 passed in LAOP.No.33 of 2022.

9. In view of the above, this Court feels that it would be appropriate to direct the respondents to pay the compensation as determined by the learned Principal Judge, vide order dated 30.07.2022 in LAOP.No.33 of 2022. It was submitted that the respondent had already paid the compensation of a sum of Rs.3,743/- per square feet to the petitioner. Therefore, now the respondent is directed to pay the balance sum of Rs.3257/- per square feet, for the acquired portion of petitioner's land, along with all the other additional benefits as ordered in the aforesaid order, within a period of 12 weeks from the date of receipt of a copy of this order.



10. With the above directions, this writ petition is disposed of. No cost.

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26-03-2026

nsa

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

To

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Housing and urban Development
Department Fort St. George Chennai 600
009

2. The District Collector
District Collectorate, Chennai
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