



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-06-2026

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 23941 of 2026

Navodaya Mass Entertainments Ltd.,
By its Managing Director MR.Jose Punnoose,
Having registered office at Navodaya Lands,
varadarajapuram, Dharkas Ward-II, Chennai -
600132.

..Petitioner(s)

Vs

1. The District Collector
Kancheepuram.
2. The Revenue Divisional Officer
Office of the revenue divisional officer,
sriperumbudur.
3. The Block Development Officer
kunndrathur panchayat union.
4. The Member Secretary
chennai metropolitan development authority,
egmore, chennai.
5. The Tahsildar
kunderathur taluk, sriperumbudur district.
6. M/S.Vees Properties Limited (formerly
M/S.KGS Developers Ltd.,)
Represented by its Power agent, M/S.Kishkinta
Land Development Pvt. Ltd., By its managing
director, no.36/1, gandhi mandapam main road,
kotturpuram, chennai - 600085.

..Respondent(s)

Writ Petition filed under Article 226 of the Constitution of India, praying
for a Writ of Mandamus directing the respondents to consider the representation



dated 26.03.2026 of the petitioner and consequently, direct the respondents to conduct a detailed site inspection and issue necessary directions for removal of all illegal structures and obstructions, including but not limited to the entrance arch, security booth, compound walls, gates and landscaped encroachments and affirming full and unhindered public access to all such roads be restored forthwith and appropriate action be initiated against the respondent no.6 for the violations committed.

For Petitioner(s): R.Sankarakutralingam

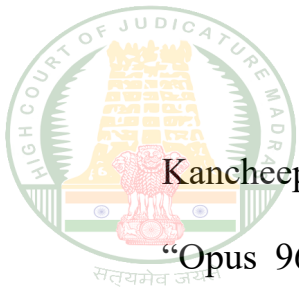
For Respondent(s): Mr.B.Pachaiyappan,
Government Counsel for R1 to R3 and R5

Mr.J.Abdul Kareem,
for Mr.Akil Akbar Ali,
Standing Counsel for R4

Order

This Writ Petition is filed for a Mandamus directing the respondents to consider the representation dated 26.03.2026 of the petitioner and consequently, direct the respondents to conduct a detailed site inspection and issue necessary directions for removal of all illegal structures and obstructions, including but not limited to the entrance arch, security booth, compound walls, gates and landscaped encroachments and affirming full and unhindered public access to all such roads be restored forthwith and appropriate action be initiated against the respondent no.6 for the violations committed.

2. The petitioner has purchased larger extent of properties in Varadharajapuram Village and Erumaiyur Village, Kundrathur Taluk,



Kancheepuram District and the 6th respondent developed a layout known as “Opus 96” situated in Varadarajapuram and Erumaiyur Village, Kundrathur Taluk. While so, the 6th respondent has obtained CMDA approval layout dated 12.03.2024 and also illegally obstructed public roads in the layout for adjoining land owners. The Tamil Nadu Real Estate Regulatory Authority (TNRERA) by its circular dated 07.05.2025 had categorically mandates that if the promoter constructed any wall obstructing / blocking the public roads, which have already been handed over to local body through gift deed, has to be removed. The petitioner has also sent a representation dated 26.03.2026 to the 2nd respondent with a copy marked to the respondents 1, 3 and 4 for removal of obstruction / walls enclosing public roads and since, no action has been taken by the respondents till date, the present writ petition has been filed.

3. In reply, the learned Government Counsel appearing for the respondents would submit that the petitioner’s representation dated 26.03.2026 will be disposed of by the 2nd respondent within a period of eight weeks.

4. Heard the learned counsel for the petitioner, learned Government Counsel for the respondents and also perused the materials available on record.

5. In view of the above, this Court directs the 2nd respondent to consider the petitioner’s representation dated 26.03.2026 on its own merits after hearing



the petitioner and other necessary parties and dispose of the same in accordance with law within a period of eight weeks from the date of receipt of copy of this order.

6. With the above directions, this writ petition is disposed of. No costs.

24-06-2026

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

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To

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KRISHNAN RAMASAMY J.

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