



WEB COPY

A.Nos.1395 & 1396 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10.07.2026

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THE HON'BLE MR.JUSTICE S.M.SUBRAMANIAM

A.Nos.1395 & 1396 of 2026

1. Shanti Chordia
2. P.Dharamchand

... Applicants

-VS-

The Official Trustee of Tamil Nadu
Office of the Administrator General
and Official Trustee,
Madras High Court,
Chennai 600 104.

..Respondent

A.No.1396 of 2026

1. Shanti Chordia
2. P.Dharamchand

... Applicants

-VS-

The Official Trustee of Tamil Nadu
Office of the Administrator General
and Official Trustee,
Madras High Court,
Chennai 600 104.

... Respondent

A.No.1395 of 2026

Prayer: To direct the Respondent to execute a lease for a period of 30 years in respect of the premises bearing Old No.239 and New No.74, R.K.Mutt Road, Mylapore, Chennai 600 004 having land and building on mutual terms.

A.No.1396 of 2026

Prayer: To grant permission to the Applicants to construct a modern commercial Building on their cost in the said premises bearing Old



No.239 and New No.74, R.K.Mutt road, Mylapore, Chennai 600 004 by directing the Respondent to sign necessary applications, forms, deed for obtaining planning permission and service connection from the statutory authorities.

For Applicants: No Appearance

For Respondent: Ms.D.Varsha
Dy. AG & OT

COMMON ORDER

A.No.1395 of 2026 has been instituted, seeking direction to Respondent to execute a lease for a period of 30 years in respect of the premises bearing Old No.239 and New No.74, R.K.Mutt Road, Mylapore, Chennai 600 004 having land and building on mutual terms.

2. An application filed seeking a direction to lease out the property is not maintainable, since all properties vested with AG and OT must be leased out by following the procedure in a transparent manner and by conducting a public auction.

3. High Court, in exercise of its powers, is not expected to entertain such individual applications for leasing out Trust properties without ascertaining the factual position, including market rental value and other aspects of the matter.



4. These are all technical and complex nature of issues, which are to be determined with the assistance of Engineers by AG and OT, and only by conducting public auction in a transparent manner, such properties are to be leased out or dealt with.

5. Therefore, this Court directs AG and OT to conduct public auction by ascertaining the market rental value and taking into consideration other aspects of the matter, and by following the procedures as contemplated. However, present application instituted seeking a direction to lease out the properties if granted, would cause prejudice to the interest of the trust properties. Thus, this Court is not inclined to entertain the application.

6. Accordingly, ***A.No.1395 of 2026 is dismissed***. In view of the above order, ***A.No.1396 of 2026*** filed seeking permission for construction of modern commercial building on the subject premises stands dismissed. No costs.

10-07-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
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To:

The Administrator General and
Official Trustee of Tamil Nadu,
High Court Campus,
Chennai - 600 104.

A.Nos.1395 & 1396 of 2



S.M.SUBRAMANIAM,J.
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