

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED 03.07.2018

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THE HONOURABLE Mr.JUSTICE K.KALYANASUNDARAM

W.P.Nos.28295 & 28296 of 2013
and M.P.No.1 of 2013 in
WP.No.28295 of 2013

K.Ramamurthy ..Petitioner in both the petitions

Vs

1. The Secretary to Government
Tamil Development, Religious endowments
and Information department
Fort St.George
Chennai - 600 009.
2. The Commissioner
Hindu Religious and Charitable
Endowments Department
Uthamar Gandhi Road
Nungambakkam
Chennai - 600 034.
3. The Joint Commissioner
Hindu Religious and Charitable
Endowments Department
Sathuvachari, Vellore.
4. The Executive Officer
Arulmighu Vaikundaperumal
Thirukoil, Kancheepuram
Office at Kachabeswar Temple
Nellukara Street, Kancheepuram



..Respondents in both the petitions

Prayer in W.P.No.28295 of 2013:- Writ Petition filed under Article 226 of the Constitution of India, seeking for a Writ of Certiorarified Mandamus, to call for the records pertaining to the notice dated 19.09.2013 issued by the 4th respondent in respect of Door No.13GH Vaikundaperumal Kovil Sannithi Street, Kancheepuram and quash the same and consequently direct the 4th respondent not to take action against the petitioner pursuant to the notice dated 19.09.2013.

Prayer in W.P.No.28296 of 2013:- Writ Petition filed under Article 226 of the Constitution of India, seeking for a Writ of Certiorari, to call for the records pertaining to the notice dated 17.07.2012 issued by the 4th respondent in respect of Door No.13GH Vaikundaperumal Kovil Sannithi Street, Kancheepuram and quash the same.

For Petitioner : Mr.M.S.Subramanian
For Respondents : Mr.M.Maharaja, for R1 to R3
Special Government Pleader (HR & CE)
Mr.S.Kandasamy, for R4

COMMON ORDER

Heard the learned counsel for the petitioner, the learned Special Government Pleader appearing for the respondents 1 to 3 and the learned Counsel for the 4th respondent.

2. The legal heir of the deceased lessee has filed these writ petitions challenging the notices for demand of revision of rent and the termination of tenancy passed by the 4th respondent.

3. The learned Counsel for the petitioner would submit that the petitioner is in possession of smaller extent of land, but the respondents have fixed the revised rent for larger extent of land and the revision of rent was not communicated to the lessee, as per Section 34 (A) (2) of the Tamil Nadu Hindu Religious and Charitable Endowments Act and further opportunity of filing an appeal under Section 34 (A) (3) has been curtailed.

4. The learned Special Government Pleader submitted that after demise of the original lessee, the lease has to be renewed by the legal heirs, but the lease has not been renewed so far. It is further submitted that the revised rent has been fixed by the committee as per Section 34(A) of the Act and there is no illegality in the demand.

5. The learned Counsel for the petitioner, by referring the lease deed executed in favour of Sornammal, dated 07.08.1986, submitted that the respondents have leased out land to an extent of 4840 sq.ft, but as per the demand notice they have demanded arrears for an extent of 5785 sq.ft. It is further submitted that the 4th respondent has terminated the lease without giving any opportunity to the petitioner as per Section 34 (B) of the Act.

6. On perusal of records, it is seen that no documents have been produced to establish that notice regarding the fixation of lease amount was communicated to the petitioner as per Section 34 (A) (2) of the Act and an opportunity was also not given to the petitioner before passing the termination of tenancy as per Section 34 (B) of the Act.

7. In the light of the above facts, the orders impugned in these writ petitions are set aside and matter is remanded back to the 4th respondent for fresh disposal. The 4th respondent shall issue fresh notice and after providing an opportunity of hearing to the petitioner pass orders in

accordance with law.

8. Accordingly, these writ petitions are allowed. No costs. Consequently, connected miscellaneous petition is closed.

Sd/-

Assistant Registrar(CCC)

//True copy//

Sub Assistant Registrar

To

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Office at Kachabeswar Temple
Nellukara Street, Kancheepuram

+lcc to Mr.M.S.Subramanian, Advocate SR.NO.43284

+lcc to Government Pleader SR.NO.43554

PP(CO)

sm:21.8.2018

W.P.Nos.28295 & 28296 of 2013

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