



WEB COPY

W.A.No.228 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 02.09.2025

CORAM

**THE HONOURABLE MR.JUSTICE S.M.SUBRAMANIAM
and**

THE HONOURABLE MR.JUSTICE C.SARAVANAN

W.A.No.228 of 2023

and

C.M.P.No.2400 of 2023

Alliance Projects,
Rep. by its Managing Director,
No.36/1, Gandhi Mandapam Road,
Kotturpuram Road, Chennai – 600 085.

... Appellant(s)

Vs.

1. Palm Flat Owners Welfare Association,
Rep. by its Secretary Mr.B.Sukumar,
Having its Registered Office at Palm Block,
Alliance Orchid Springs, No.54, Canal Road,
Korattur, Chennai – 600 076.
2. The Chief Electrical Inspector to Government of Tamil Nadu,
Thiru-Vi-Ka Industrial Estate, Guindy, Chennai – 600 032.
3. The Electrical Inspector, Ambattur Division,
Madras Thiruvallur High Road,
Ishwarya Nagar, Ambattur, Chennai – 600 053.
4. M/s. Fujitee India Private Limited,
Rep. by its Managing Director,
52, First Cross Road, 8th Avenue,
Mahindra World City, Chennai – 603 002.



5. The Inspector of Police, Korattur Police Station, Chennai ... Respondent(s)

Prayer: Appeal filed under Clause 15 of the Letters Patent against the order dated 05.01.2023 passed in W.P.No.151 of 2023.

For Appellant(s) : Mr.E.Hariharan
For R1 & R2 : Mr.D.Udhayasuriyan
For R3 & R5 : Mr.D.Ravichander,
Special Government Pleader
For R4 : Mr.A.Narayanan

J U D G M E N T

(Judgment of the Court was made by **S.M.SUBRAMANIAM, J.**)

The dispute raised in the lis on hand is between the residential plot owners' association and the builder regarding maintenance of lifts in the flats.

2. Such *inter-se* dispute between the builder and plot owners cannot be resolved in a writ proceedings under Article 226 of the Constitution of India.



WEB COPY

3. The writ court has also made a finding to that effect and granted liberty to the appellants to work out their remedy in the manner known to law. It is unnecessary for this court to substitute the said view taken by the writ court, which is in consonance with the settled principles of law.

4. While confirming the writ order, the appellants are granted liberty to approach the competent forum to redress their grievances in the manner known to law. Accordingly, the writ appeal stands disposed of. No costs.

(S.M.S.,J.) (C.S.N.,J.)
02.09.2025

skr

Index : Yes / No

Speaking order / Non-speaking order

Neutral Citation : Yes / No

To

1. Palm Flat Owners Welfare Association,
Rep. by its Secretary Mr.B.Sukumar,
Having its Registered Office at Palm Block,
Alliance Orchid Springs, No.54, Canal Road,
Korattur, Chennai – 600 076.

2. The Chief Electrical Inspector to
Government of Tamil Nadu,
Thiru-Vi-Ka Industrial Estate, Guindy,



Chennai – 600 032.

3. The Electrical Inspector, Ambattur Division,
Madras Thiruvallur High Road, Ishwarya Nagar, Ambattur, Chennai – 600 053.
4. Managing Director,M/s. Fujitee India Private Limited,
52, First Cross Road, 8th Avenue, Mahindra World City, Chennai – 603 002.
5. The Inspector of Police, Korattur Police Station, Chennai



WEB COPY

W.A.No.228 of 2



S.M.SUBRAMANIAM, J.
and C.SARAVANAN, J.

skr

W.A.No.228 of 2023

02.09.2025