



WEB COPY

A No. 1551 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 21-03-2025

CORAM

THE HONOURABLE MR JUSTICE S. S. SUNDAR

A No. 1551 of 2025

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

Applicant(s)

Vs

1. nil
nil

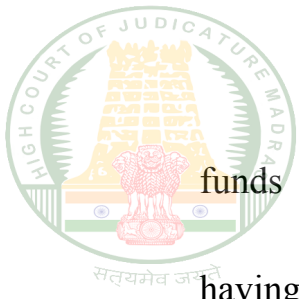
Respondent(s)

For Applicant

Mr.D.Lingeswaran, AG&OT

ORDER

(1) This application is filed by learned AG&OT seeking permission to carry out repair works in Olaikadai Market buildings belonging to Mylai Kandappa Arunachala Chetty, situate at No.52, Angappa Street, Olakadai Market, Mannady, Chennai-1 at the cost of Rs.14,79,862/- from the accumulated



funds of the Trust of the FY 2019-20 through M/s.Ve Be N Construction

having office at No.31/1, 2nd Street, K.K.Nagar, Thirumullaivoil, Chennai –

600 062.

- (2) Learned AG&OT has filed a report indicating that the buildings referred to in the application belongs to Mylai Kandappa Arunachala Chetty which is under the control of learned AG&OT from 1976. It is stated in the report that the Olakadai Market at Mannady is in existence for a long number of years where small time vendors of different communities and sects are selling fish, meat, groceries etc, for several decades. This market is located to cater to the need of public for a long time. The total extent of the land is around 10,000 sq.ft., and several structures with various roofing materials including RCC asbestos, Mangalore tiles etc., is built over the period of years. Some of the structures are very old. Even though periodical maintenance is being done, it appears that the tenants are unable to do their business conveniently in view of leakage of roofs and lack of sanitation facilities. In order to upgrade the building for use and enjoyment of the tenants and visiting public, learned AG&OT has come by way of this application after making local inspection



and assessment of approximate cost for carrying out the repair works.

Learned AG&OT also has identified three different builders who have expressed their willingness to do the repair work which are immediately required. Out of three persons named in the report, M/s.Ve Be N Construction has come forward to do the work for a sum of Rs.14,79,862/- which is inclusive of 18% tax, which is the lowest one. Even without tax, the amount quoted by other two builders, are slightly higher than M/s.Ve Be N Construction. It is stated that the market generates a sum of Rs.1,29,900/- per month as rental income and therefore, the regular maintenance is necessary to protect the property.

(3) This Court has gone through the details furnished by learned AG&OT and is convinced that the repair works is immediately required. Since the Trust is possessed of sufficient means to meet out the expenses, this application is **ordered.**

(4) Even though there is no other request from learned AG&OT, considering the fact that more than 69 tenants are in occupation and are doing business mainly in meat, learned AG&OT is also permitted to do any other necessary



work which would include sanitation and hygiene. The required number of toilets can also be provided to the tenants and public. Learned AG&OT may also request the Corporation officials to engage enough staff and vehicles for early removal of garbage.

21-03-2025

AP

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No



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S.S.SUNDAR J.

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