



WEB COPY

WP.No.15366 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 19.08.2025

CORAM

THE HONOURABLE MRS JUSTICE N.MALA

WP.No.15366 of 2025

and

WMP. No.17372 of 2025

Mr.J.Manigandan
S/o Late. Jayaraman,
No.31/25, 85th Street,
Sivalingapuram, Chennai 600 078.

Petitioner(s)

Vs

1.The Commissioner,
Corporation of Chennai
(Revenue Division)
Rippon Building,
Chennai 600 003.

2.Revenue Officer,
(Chennai District Corporation of Chennai)
Rippon Building, Chennai 03.

3.Additional Commissioner,
Corporation of Chennai,
Pulla Reddy Avenue,
Shenoy Nagar, Chennai 30.



4.The Assistant Commissioner,
Revenue Department,
Corporation of Chennai,
Zone 10, N.S.Krishnan Salai,
Kodambakkam, Chennai 24.

5.The Commissioner,
Tamil Nadu State SC & ST Commission
Anna Salai, Chennai 600 002.

Respondent(s)

PRAYER: Writ Petition filed under Article 226 of the Constitution of India praying for issuance of Writ of Mandamus, directing respondents 1 to 4 to consider the petitioner's representation dated 18.02.2025 and refund the petitioner deposit amount of Rs.1,69,920/- along with expenses and damages of Rs 5,00,000/- with the time frame fixed by this Court and pass such further orders.

For Petitioner(s): Mr.K.Seetharam

For Respondent(s): Mr.A.Arun Babu,
Standing Counsel
for R1 to R4

Mrs.R.L.Karthika,
Government Advocate

ORDER

This writ petition has been filed for issuance of a Writ of Mandamus, directing respondents 1 to 4 to consider the petitioner's representation dated 18.02.2025 and refund the petitioner deposit amount of Rs.1,69,920/- along



with expenses and damages of Rs 5,00,000/-.

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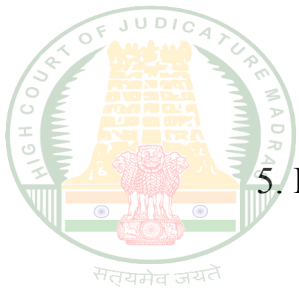
2. The petitioner, M.Manigandan, a member of a poor Hindu Adi Dravida family, participated in an auction held by the Chennai Corporation (4th Respondent) for a 80 sq. ft. shop in the Mullai Nagar Shopping Complex, Ashok Nagar, and was declared successful on 05.09.2023. He paid a deposit of Rs.1,69,920/- and received the allotment order on 15.11.2023. However, the keys to the shop were handed over only on 26.06.2024 after repeated follow-ups. Upon taking possession, the shop was found in a dilapidated condition, with a damaged ceiling, no electricity, and filth accumulated for long. Despite the petitioner's efforts and expenses to make it functional, the 4th Respondent sealed the shop on 18.07.2024 citing arrears by the previous tenant. After nearly four months, he managed to get the seal removed and electricity connection restored by January 2025. A representation dated 18.02.2025 seeking refund of his deposit and compensation was denied by the 4th Respondent via a reply dated 15.04.2025, leading to the present writ petition.



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3. The learned counsel for the petitioner submits that he has suffered severe financial and emotional loss due to the inaction, negligence, and high-handedness of the respondents. He states that the petitioner was deprived of possession for months despite paying the full deposit, was handed a shop in uninhabitable condition, and later subjected to sealing of the shop for a default by a previous tenant. He asserts that the entire shopping complex is poorly maintained, unsafe, and unfit for commercial activity. Despite repeated representations, the respondents failed to address his grievances or refund the deposit. The petitioner therefore seeks a writ of mandamus directing the respondents to consider his representation dated 18.02.2025 and refund the deposit amount along with Rs.5,00,000/- as damages.

4. Learned Standing Counsel appearing for respondents 1 to 4 would submit that the representation of the petitioner dated 18.02.2025 would be considered on merits, in accordance with law within a time frame stipulated by this Court.



5. Heard both sides and perused the materials available on record.

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6. Without going into the merits of the case, the second respondent is directed to consider the representation of the petitioner dated 18.02.2025 after conducting a detailed enquiry by giving due notice to the petitioner, affording an opportunity of personal hearing, taking into consideration all the relevant documents submitted by the petitioner in regard to the subject matter property and pass appropriate orders on merits, in accordance with law, within a period of eight (8) weeks from the date of receipt of a copy of this order.

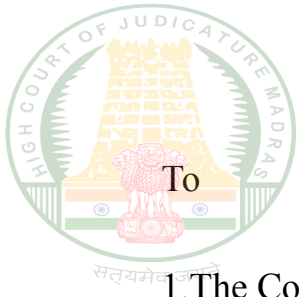
7. In the result, the writ petition stands disposed of with the above observations and direction. No costs. Consequently, connected miscellaneous petition is closed.

19.08.2025

dpq/cda

Index: Yes/No

Speaking/Non-speaking order



To

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2. Revenue Officer,
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Rippon Building, Chennai 03.

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N. MALA, J.

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