



W.P.No.18081 of 2025

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 05.06.2025

CORAM:

THE HONOURABLE MR.JUSTICE MOHAMMED SHAFFIQ

W.P.No.18081 of 2025

U.P.Karunan

...Petitioner

Vs.

1.The District Collector,
Chennai District,
Collectorate,
Chennai - 600 001.

2.The Special District Revenue Officer (LA),
Chennai Metro Rail Limited,
Nandanam,
Chennai - 600 035.

3.The Managing Director,
Chennai Metro Rail Limited,
Nandanam,
Chennai - 600 035.

...Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, directing the Respondents to refer the request/reference application submitted by the petitioner on 14.03.2024 under Section 8 of Tamil Nadu Acquisition of Lands for Industrial Purposes Act, 1997 (Tamil Nadu Act 10 of 1999) r/w Section 64 of Right to Fair Compensation and Transparency in Land Acquisition,



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Rehabilitation and Resettlement Act, 2013 (Act 30 of 2013) with respect to the lands of the petitioner measuring an extent of 696 sq.m. comprised in TS.No.107/4, Block No.I, Ward B, Madhavaram Village, Madhavaram Taluk and Chennai District in respect of which Award No. C5/017/2022 dated 25.07.2023 was passed by the 2nd respondent within a reasonable time to be fixed by this Hon'ble Court.

For Petitioner : Mr.T.Sai Krishnan

For Respondents : Mr.A.Selvendran for R1
Special Government Pleader

Mr.B.Vijay for R2 & R3
Standing Counsel

ORDER

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself.

2.This Writ Petition is filed for a Writ of Mandamus, to direct the respondents to refer the reference application submitted by the petitioner on 14.03.2024 under Section 8 of Tamil Nadu Acquisition of Lands for Industrial Purposes Act, 1997 (Tamil Nadu Act 10 of 1999) r/w Section 64 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act 30 of 2013) with respect to lands of petitioner measuring an extent of 696 sq.m. comprised in



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TS.No.107/4, Block No.I, Ward B, situated at Madhavaram Village,

Madhavaram Taluk and Chennai District in respect of which Award

No.C5/017/2022 dated 25.07.2023 was passed by the 2nd respondent within a reasonable time to be fixed by this Court.

3.Today when the matter was taken up for hearing, learned Standing Counsel for 3rd respondent would submit that the matter has already been referred in terms of Section 8 of Tamil Nadu Acquisition of Lands for Industrial Purposes Act, 1997 (Tamil Nadu Act 10 of 1999) r/w Section 64 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act 30 of 2013) vide proceedings dated 25.06.2024. The said proceedings is extracted here under:



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From
Thiru K.Ramamoorthy, B.Sc.,
Special District Revenue Officer (LA),
Chennai Metro Rail Limited,
"MetroS", No.327, Anna Salai,
Nandanam, Chennai - 600 035.

To
The Registrar,
City Civil Court,
High Court Building
Chennai.

Rc.No.C5/017/LA/CMRL/2022, dated:25.06.2024.

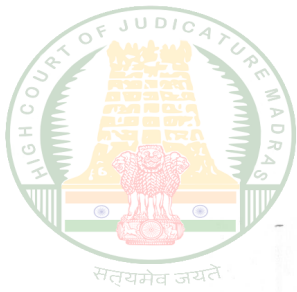
Sir,

Sub : Land - Chennai District - Madhavaram Taluk -
Madhavaram Village - Ward B, Block 1, T.S.No.107
Pt - extent 7491.744 Square Feet - acquired under
the provisions of Tamil Nadu Acquisition for
Industrial Purposes Act, 1997 for formation of
Viaduct 5 - 04 - Manjambakkam Metro Station -
Award pronounced in No.C5/017/2022, dated
25.07.2023 - compensation disbursed - appeal filed
by Thiru. U.P. Karunan for enhancement of
compensation - Reg.

Ref : 1. Award pronounced by the Special District
Revenue Officer (LA), No.C5/017/2022,
dated:25.07.2023.
2. Appeal from Thiru. U.P. Karunan, No.27, Old
No.105A, Gill Nagar, 3rd Street, Choolaimedu,
Chennai-94 dated 14.03.2024 received on
15.03.2024.

I wish to inform that based on the requisition received through land plan schedule from the technical wing of Chennai Metro Rail Limited, a portion of land in Town Survey No.107 Pt, Ward B, Block 1, Madhavaram Town, Madhavaram Village, Chennai District, extent 8352.864 Sq.ft in the award then revised extent 7491.744 Square feet stands registered in the name of Thiru. U.P. Karunan S/o Thiru.U.P. Kunki Kannan, Thiru. K.K. Ramachandran S/o Thiru.U.P. Kunki Kannan, Thiru. Arun S/o Thiru.K.K. Ramachandran for formation of Viaduct 5 - 04 - Manjambakkam Metro Station in Corridor-5 in phase-II of Chennai Metro Rail Project was acquired under the provisions of Tamil Nadu Acquisition of Land for Industrial Purposes Act, 1997.

I wish to inform that the payment of compensation for the land and structure stood in the portion of the land acquired, had been fixed as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The value of the land



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had been fixed as Rs.2,345/- per square feet. Accordingly, a sum of Rs.3,88,70,292/- (Rupees Three Crore, Eighty Eight Lakh Seventy thousand, Two Hundred and Ninety Two only) had been fixed as compensation for the above said portion of land and structure acquired in the Award No.C5/017/2022, dated:25.07.2023. The registered holder of the land had made remarks in the advance stamped receipt, as "with protest in terms of amount of compensation and measurement of land" and authenticated the same.

I wish to inform that the registered holder of the acquired portion of the land, in the reference cited, had lodged an appeal, for fixation of Rs.10,000/- per square feet.

I refer the appeal filed in the reference under section 76 and 77 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 to take up the same on the file of the Hon'ble Court.

I enclose herewith the following records.

1. Appeal from Thiru. U.P. Karunan, No.27, Old No.105A, Gill Nagar, 3rd Street, Choolaimedu, Chennai-94.
2. Paper publication published with regard to the acquisition of Land parcel
3. copy of 3(1) Gazette publication
4. Valuation proceedings of the Special District Revenue Officer (LA), CMRL, Chennai Rc.No.085/LA/CMRL/2021 dated:31.10.2022.
5. Award No.C5/017/2022, dated:25.07.2023 pronounced by the District Revenue Officer (LA), Chennai Metro Rail Limited.
6. Copy of Patta
7. Aadhaar Card of the Appellant
8. Copy of sale deed No.7575/1996, dated:26.11.1996 office of the Sub-Registrar's office, Sembium.

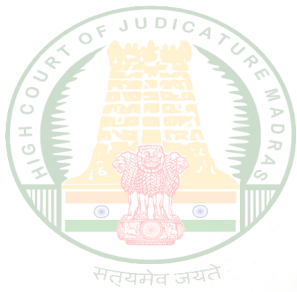
Encl: As above.

Yours faithfully,

Special District Revenue Officer (LA)
Chennai Metro Rail Limited
Nandanam, Chennai-35.

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28/10/24



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FORM OF REFERENCE TO COURT

IN THE COURT OF CITY CIVIL COURT CHENNAI

Reference to Court under Section 64 & 65 of Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013

By whom referred : Special Tahsildar for Land Acquisition,
Chennai Metro Rail Ltd.
237 Anna Salai, Nandanam, Chennai 600 035

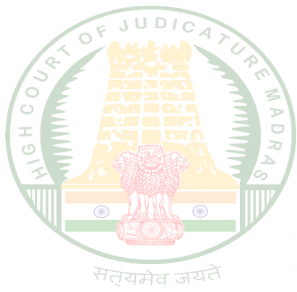
Requisition Body : Chennai Metro Rail Limited

Village, Taluk & District : Madhavaram Town, Madhavaram Village,
Chennai District

No. and date of reference : C5/017/LA/CMRL/2022 dated:25.07.2023

Award No.	Classification	Extent in Sq. ft	Survey Details	Particular / Trees / Buildings etc.	Total Compensation Award	Date of Possession Taken Over
C5/017/2022 dated 25.07.2023	Ryotwari-Dry	7491.744	T.S.No.107 pt, Ward B, Block 1 Madhavaram Village, Madhavaram & Taluk	Land Value	2,345/-per Sq.Feet	--
				Multiple Factor	Rs.1,75,68,139.68/-	
				Structure Value	Rs.4,60,592/-	
				Tree Value	--	
				Total	Rs.1,80,28,731.68/-	
				100% Solatium	Rs.1,80,28,731.68/-	
				12% Additional Market Value	Rs.28,12,828/-	
				Development charges	Nil	
				Grand Total	Rs.3,88,70,292/-	

Name of Person interested	Address
Thiru.U.P. Karunan	Thiru. U.P. Karunan, No.27, Old No.105A, Gill Nagar, 3 rd Street, Choolaimedu, Chennai-94



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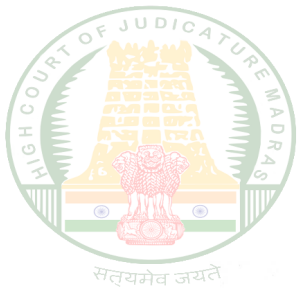


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Reason for reference:

Thiru.U.P. Karunan in his appeal filed in the reference under section 76 & 77 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for fixation of Rs.10,000/- per square feet as mentioned in the Sworn Affidavit.

Special Tahsildar (LA)
Chennai Metro Rail Limited,
Nandanam, Chennai 600 035.



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SCHEDULE UNDER SECTION 65(1) & (2) OF RIGHT TO FAIR COMPENSATION AND
TRANSPARENCY IN LAND ACQUISITION REHABILITATION AND RESETTLEMENT ACT,
2013 GIVEN PARTICULARS OF STATEMENT MADE IN WRITING

From Whom	Date of Filing Statement	Date of Receipt	Abstract of Statement	Remarks
Thiru.U.P. Karunan	14.03.2024	15.03.2024	-	-

Date:25.06.2024

Special Tahsildar (LA)
Chennai Metro Rail Limited,
Nandanam, Chennai 600035.

Special Tahsildar (LA)
Chennai Metro Rail Limited,
Nandanam, Chennai 600035.

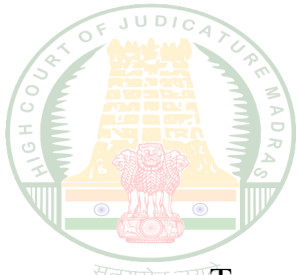


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05.06.2025

Index : Yes/ No
Speaking (or) Non Speaking Order
Neutral Citation: Yes/No
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MOHAMMED SHAFFIQ, J.

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