

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.Nos.2502 & 2503 of 2022

W.A.No.2502 of 2022

S.Sarojini ... Appellant(s)

Vs.

1. The Tahsildar,
Land Acquisition (Oragadam Project),
SIPCOT Industrial Park,
Irunkattukottai, Sriperumbudur – 602 105.
2. Chairman/ Director,
State Industrial Promotion Corporation of Tamil Nadu,
Registered office: 19/A, Rukmini Lakshmipathy Road,
Egmore, Chennai – 600 008.
3. The Secretary to Government,
Industries Department,
Fort St.George, Chennai – 600 009.
4. The District Revenue Officer (L.A),
SIPCOT (TACID Division),
Tambaram, Chennai – 600 045.
5. The Special Commissioner,
Land Administration (Oragadam Project)

(SIPCOT Industrial Park)
Industries Department, Chepauk (Ezhilagam),
Chennai – 600 005.

6. S.Rajeswari

7. T.Ramamurthi ... Respondent(s)

Prayer: Appeal filed under Clause 15 of the Letters Patent against the order dated 26.11.2021 passed in W.P.No.28709 of 2007.

For Appellant(s) : Mr.T.Karunakaran

For R1 & R3 to R5 : Mr.Vadivelu Deenadayalan,
Additional Government Pleader

For R2 : Mr.M.Sriram
for Mr.Ramesh Venkatachalapathy

For R6 : Not ready in notice

For R7 : No appearance

W.A.No.2503 of 2022

S.Sarojini ... Appellant(s)

Vs.

1. The Managing Director,
State Industrial Promotion Corporation of Tamil Nadu,
Registered office at 19/A, Rukmini Lakshmipathy Road,
Egmore, Chennai – 600 008.

2. The Special Tahsildar (L.A),
SIPCOT, TACID Division,

Oragadam Scheme, Irunkattukottai,
Sriperumbudur.

3. The Senior Project Manager,
Project Administration Office,
SIPCOT Industrial Park,
Oragadam, Padappai,
Chennai – 601 301.
4. The Secretary to Government,
Industries Department,
St. George Fort, Chennai – 600 009.
[R4 impleaded vide order dated 31.06.2017]
5. M/s.Apollo Infrastructure Projects Finance Company Pvt Ltd.,
Mathur Village, Oragadam, Sriperumbudur Taluk,
Kancheepuram District.
[R5 impleaded vide order dated 18.08.2017]
6. M/s. Zetek Castings Pvt Ltd.,
Plot No.33, SIDCO Industrial Estate,
Thirumudivakkam, Chennai – 600 044. ... Respondent(s)
[R6 impleaded vide order dated 14.09.2017]

Prayer: Appeal filed under Clause 15 of the Letters Patent against the order dated 26.11.2021 passed in W.P.No.6600 of 2011.

For Appellant(s)	: Mr.T.Karunakaran
For R1	: Mr.M.Sriram for Mr.Ramesh Venkatachalapathy
For R2 to R4	: Mr.Vadivelu Deenadayalan,

Additional Government Pleader

For R5 & R6 : Not ready in notice

COMMON JUDGMENT

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

The present writ appeals are instituted against the common order dated 26.11.2021 passed in W.P.Nos.28709 of 2007 and 6600 of 2011.

2. It is not in dispute between the parties that the acquisition proceedings were initiated for the benefit of SIPCOT to develop an industrial park at Oragadam, Kanchipuram District. The Government initiated action to acquire the lands. The main ground raised by the learned counsel for the appellant is that the portion of the land belonging to the appellant was recommended to be deleted by the SIPCOT administration, and the Government also accepted the same. Therefore, no acquisition proceedings were completed in respect of the land belonging to the appellant.

3. To substantiate the said contention, the learned counsel for the

appellant drew the attention of this court with reference to the letter addressed by SIPCOT to the Government vide Letter dated 19.06.2000. Relying on the said letter, it is contended that the Government also accepted the same. However, no such Government Order has been produced before this court. In this context, the learned counsel for the appellant would submit that the Government Order is not available with the appellant.

4. The learned Special Government Pleader opposed the said contention by stating that the acquisition proceedings were completed in all respects by following the procedures. The compensation amount has been deposited. Therefore, the challenge made is not entertainable, and the writ court has rightly rejected the same. It is further brought to the notice of this court that the appellant was a subsequent purchaser, and therefore, the writ court is right in not recognising the right of the subsequent purchaser.

5. In the written instructions given by the Special Tahsildar, Land Acquisition, SIPCOT, Oragadam-TACID Division, Oragadam existing scheme, Sriperumbudur, dated 24.11.2022, the Land Acquisition Officer has stated that in G.O.Ms.No.125, Industries (MID-2) Department, dated

09.05.1997, the Government has accorded administrative sanction for acquisition of 636.88.0 hectares of Dry Patta lands and 190.34.0 hectare of Government promboke lands in Mathur and 8 other villages of Sriperumbudur Taluk under emergency provision of Section 17(1) of the Land Acquisition Act, 1894, in favour of Tamil Nadu Corporation of Industrial Infrastructure Development Limited for setting up of an industrial complex and a satellite city with all infrastructure facilities.

6. Accordingly, Draft Notification under section 4(1) of the Land Acquisition Act in respect of 8.30.5 hectares of lands of Mathur village, inclusive of petitioner's land under reference, was approved in G.O.Ms.No.503, Industries Department, dated 24.06.1999 and published in the Tamil Nadu Government Gazette, dated 24.06.1999. The said notification was published in local Tamil newspapers, Malai Murasu dated 14.07.1999 and Tharasu dated 14.07.1999. The substance of the said notification was published in the locality of Mathur village on 30.07.1999. Since the said notification has been published invoking the emergency provision under section 17(1) of the Land Acquisition Act, the enquiry and hearing of objections under section 5-A of the Act was dispensed with in

this case.

7. The Draft declaration under Section 6 of the Act was approved by Government in G.O.No.747, Industries Department, dated 07.10.1999 and published in the Tamil Nadu Government Gazette dated 07.10.1999. The said declaration has been published in the local newspaper Murasoli dated 13.10.1999 and Malai Murasu dated 14.10.1999. The Draft Direction under Section 7 of the Land Acquisition Act was approved by the District Collector, Kanchipuram in Rc.No.1058/98 dated 20.01.2000.

8. Award enquiry was conducted on 23.08.2001 and 24.08.2001 after publication of notice under sections 9(1) and 10 of the Land Acquisition Act in the village and after the issue of notice to the respective land owners under section 9(3) and 10 of the Land Acquisition Act. The award under section 11 of the Act has been passed by the Land Acquisition Officer under Award No.2/2001, (Rc.No.24/98-A) dated 05.10.2001 for the said extent of 8.30.5 hectares inclusive of the land of petitioner in S.No.375/1 for an extent 0.63.0. Further the possession of the lands was handed over to SIPCOT authorities on 19.03.2003, and the said lands of the

petitioner was allotted to M/s.Appallow Infrastructure Limited by the SIPCOT. Hence it is submitted that the petitioner's land was not excluded from the acquisition.

9. Therefore, the fact remains that the lands belonged to the appellant were also acquired and an award was passed. The compensation amount was deposited. The requisitioning body, viz., SIPCOT, took over possession of the acquired lands and allotted plots to the eligible persons for developing the industrial park.

10. This being the factum established, the writ court has considered all these grounds raised and further considered the scope of Section 24(2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The principles laid down by the Constitution Bench of the Hon'ble Apex Court in the case of ***“Indore Development Authority -vs- Manohar Lal”*** reported in **2020 (8) SCC 129**, was also considered by the writ court.

11. That being the factum, the appellant has not established any

acceptable ground to assail the order impugned and therefore, it is confirmed. Consequently, the writ appeal stands dismissed. No costs.

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

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Index : Yes

Speaking order

To

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2. Chairman/ Director, State Industrial Promotion Corporation of Tamil Nadu,
Registered office: 19/A, Rukmini Lakshmipathy Road, Egmore, Chennai – 8.
3. The Secretary to Government, Industries Department,
Fort St.George, Chennai – 600 009.
4. The District Revenue Officer (L.A), SIPCOT (TACID Division),
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