



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04-03-2026

CORAM

THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 10900 of 2023

M/s Ashtalakshmi Finance and
Investments
A Registered Partnership Firm, Rep. by
its Managing Partner, Mr.N.
Palaniswamy, Having Registered Office
at No.82, Cathedral Road,
Gopalapuram, Chennai-600 086.

Petitioner(s)

Vs

1. The State of Tamil Nadu
Rep by its Secretary to Government,
Revenue and Disaster Management
Department ULC (1(2)) Wing,
Secretariat, Fort St.George,
Chennai-600 009.
- 2.The Special Commissioner
Commissionerate for Urban and Ceiling
and Urban Land Tax, Chepauk,
Chennai-600 005.
- 3.The Tahsildar
Palavakkam Village, Saidapet Taluk,
Chennai.

Respondent(s)

**PRAYER**

Writ petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, directing the 1st and 2nd respondents to regularize the Land comprised in Survey No. 14/5A, measuring an extent of 0.22.0 Hectare situated at No.142, Palavakkam Village, Saidapet Taluk, in the name of the petitioner-M/s Ashtalakshmi Finance and Investments, under Innocent Purchaser Category in terms of G.O.Ms. No. 649 Revenue dated 29.07.1998 and G.O.Ms. No. 565 Revenue Dated 26.09.2008, and consequently, direct the 3rd respondent to issue patta based on the regularization of the Land under the aforesaid scheme within a time frame fixed by this Honorable Court.

For Petitioner(s): Mr.Akhil R.Bhansali

For Respondent(s): Mr.T.K.Saravanan, AGP

ORDER

This writ petition has been filed to direct the 1st and 2nd respondents to regularize the subject land in terms of G.O.Ms. No. 649 Revenue dated 29.07.1998 and G.O.Ms. No. 565 Revenue Dated 26.09.2008.

2. The learned counsel for the petitioner would submit that initially, the land was purchased by the petitioner's vendor from the excess land holder on 03.09.1982. Thereafter, the petitioner purchased the said land on 29.08.1983. Now, the present petition is filed to direct the 1st and 2nd respondent to regularise the said land under the Innocent Purchaser Scheme.



3. In reply, the learned Additional Government Pleader appearing for the respondent would submit that in this case, this Court, has already passed an order dated 31.10.2025 in WP.No.18005 of 2025, whereby it was held that if the land was purchased from the urban land holder prior to the cut-off date mentioned in the GO(Ms)No.565/2008, certainly, the land shall be regularised under the Innocent Purchaser Scheme.

4. Hence, he would contend that in this case, the subject land was purchased much prior to the said cut-off date and hence, the petitioner is certainly entitled for availing the benefits under the Innocent Purchaser Scheme. Therefore, he requests this Court to pass appropriate orders.

5. Heard the learned counsel for the petitioner and the respondents and also perused the entire materials available on record.

6. In the case on hand, the subject land was purchased by the petitioner's vendor from the excess land holder on 03.09.1982. Thereafter, the petitioner purchased the said land on 29.08.1983. In such case, it is clear that the subject land was purchased prior to the cut-off date mentioned in GO(Ms)No.565 of 2008.



7. Further, as rightly pointed out by the respondents, this Court, has already passed an order dated 31.10.2025 in WP.No.18005 of 2025, whereby it was held that if the land was purchased from the urban land holder prior to the cut-off date mentioned in the GO(Ms)No.565/2008, certainly, the land shall be regularised under the Innocent Purchaser Scheme. In such case, since the subject land was purchased much prior to the said cut-off date, the petitioner is certainly entitled for availing the benefits under the Innocent Purchaser Scheme.

8. In view of the above, the 1st and 2nd respondents are directed to regularise the petitioner's subject land, in Survey No. 14/5A, measuring an extent of 0.22.0 Hectare situated at No.142, Palavakkam Village, Saidapet Taluk, within a period of 4 weeks from the date of receipt of a copy of this order.

9. With the above directions, this writ petition is disposed of. No cost.

04-03-2026

nsa

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No



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To

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Rep by its Secretary to Government,
Revenue and Disaster Management
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KRISHNAN RAMASAMY J.
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