



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04-06-2026

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THE HON'BLE MR.JUSTICE MOHAMMED SHAFFIQ

WP No. 14142 of 2026

and WMP Nos.15385, 15386, 15387 and 15388 of 2026

M/s. Sathiya Group
Rep. By its Authorised Signatory Mr. B. Sathiya
Narayanan,
No.3/19 TNGO Colony, 2nd Street,
Adambakkam,
Chennai-600 088.

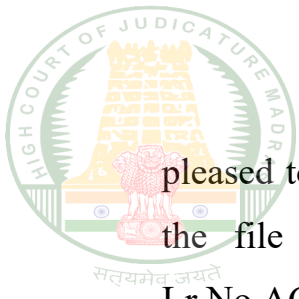
..Petitioner(s)

Vs

1. The Chief General Manager
Bharat Sanchar Nigam Limited (Chennai),
No.78, Purasawakkam High Road,
Chennai-600 010.
2. The Deputy General Manager (NW),
Bharat Sanchar Nigam Limited (Chennai),
No.E-6, Anna Nagar, Telephone Exchange
Building, Anna Nagar,
Chennai-600 102.
3. The Assistant General Manager (MVM)
Bharat Sanchar Nigam Limited (Chennai),
O/o. Divisional Engineer Madhavaram,
E.B. Road, Sembium, Chennai-600 011.
4. The Executive Engineer Civil Works
Bharat Sanchar Nigam Limited (Chennai),
Civil Division MM Nagar, Third Floor,
BSNL, Telephone Exchange, No.99 Jawaharlal
Nehru Salai, K.K. Nagar, Chennai-600 078.

..Respondent(s)

PRAYER: Writ Petition filed under Article 226 of the Constitution of India,



pleased to issue a Writ of Certiorarified Mandamus, calling for the records on the file of the 3rd respondent relating to the impugned letter bearing Lr.No.AGM MVM/Genl Corr /2026-27 dated 4.4.2026 and quash the same and consequently direct the 3rd respondent and 4th respondents to grant permission to the petitioner for conducting the fair for the period of 38 days from 24.04.2026 to 31.05.2026 with 15 days for preparation and 10 days for dismantling at Vyasar Nagar SQ Compound, Perambur Chennai and forward the same to the 1st and 2nd respondents herein.

For Petitioner(s): Mr.M.Vijay Anand

For Respondent(s): Mr.K.R.Ramesh Kumar,

ORDER

The present Writ Petition is filed for a Writ of Certiorarified Mandamus, challenging the impugned proceedings dated 04.04.2026.

2. It is submitted by the learned counsel for the petitioner that, originally, vide proceeding dated 20.02.2026, the petitioner offered vacant land on a short term rent basis. The relevant portion is extracted hereunder:

With reference to the letter cited above, BSNL is pleased to offer the vacant land on short term rent basis at Vyasar Nagar SQ compound, AA Road, Vyasar Nagar,



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Perambur, Chennai from 24-04-2026 to 31-05-2026 for conducting exhibition at following rate and terms & conditions:

- 1. Rent Rs.7,73,190/- per acre per month | Exclusive of GST]. A refundable security deposit of Rs.10,00,000/- Shall be paid in the form of DD in favour of BSNL, Chennai Telephones before taking over the space. Obtaining necessary Police permission, Fire safty certificate & State Government permission shall be the sole responsibility of M/s SATHIYA GROUP Entertainment. The total rent amount of (38 days) Rs.9,79,374/- (Rupees nine lakhs seventy-nine thousand three hundred and seventy-four only) shall be paid in advance in the form of DD in favour of BSNL, Chennai Telephones. The rent is exclusive of GST.*
- 2. The vacant land area to be offered on rent is 1 acre (43,560 sq.ft) and it will be handed over as is where is basis. Necessary temporary fencing for the area of 1 acre and safety arrangements shall be the responsibility of M/s SATHIYA GROUP Entertainment. You shall restrain your activities only within the demarcated area. The land shall be returned to BSNL in the same condition.*
- 3. The electricity charges and water consumption charges shall be borne by M/s SATHIYA GROUP Entertainment.*
- 4. M/s SATHIYA GROUP Entertainment shall sign a lease agreement with BSNL in the lense format enclosed and get it registered with registration department.*



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5. *If M/s SATHIYA GROUP Entertainment extended the renting period and continues to occupy beyond the lease period without approval of BSNL, they will be liable to pay a penalty of Rs.10,000/- per day in addition to the rent payable as per this agreement*

6. *Any damage/modifications done in the property shall be restored by M/s.SATHIYA GROUP Entertainment while returning the land.*

3. Learned counsel for the petitioner would submit that the said offer was cancelled vide proceeding dated 04.04.2026, *inter alia*, on the premise that in terms of the recent guidelines issued by BSNL Corporate Office, an expression of interest (EOI) is required to be invited for sale/lease/renting any land or building. The offer conveyed was thus cancelled. Petitioner filed the present Writ Petition on 07.04.2026 on the premise that the cancellation of the offer for short-term lease vide proceedings dated 04.04.2026 was illegal.

4. This Court finds that the lease period itself has expired and nothing survives in the challenge to the proceedings dated 04.04.2026. Having said that always open to the petitioner to submit a fresh representation seeking a fresh short-term lease. Learned counsel for the petitioner also requests the leave of this Court to take out an application/representation seeking compensation,



inasmuch as they had taken steps based on the communication dated 20.02.2026. Without expressing anything on the merits of the above request. It is always open to the petitioner to take out a representation regarding compensation as well as a short-term lease, if so advised.

5. The writ petition stands disposed of with the above direction. Consequently connected miscellaneous petitions are closed. There shall be no order as to costs.

04-06-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

jv

To

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Chennai-600 010.

2. The Deputy General Manager (NW),
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No.E-6, Anna Nagar, Telephone Exchange Building,
Anna Nagar, Chennai-600 0102



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MOHAMMED SHAFFIQ, J.

jv

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