



CONT P Nos. 1833,1834 and 1835 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-01-2026

CORAM

THE HON'BLE MR JUSTICE R. SURESH KUMAR

AND

THE HON'BLE MR.JUSTICE P. DHANABAL

CONT P Nos. 1833, 1834 and 1835 OF 2025

1. P.Sundaram
2. Mrs. S. Prema Kumari
3. S. Chandrasekar

..Petitioner in all
Cont.Petitions

Vs

1. Dr.M.Sai Kumar, IAS.,
Revenue Secretary Government of Tamil Nadu,
Fort St.George, Chennai 600 009.
2. Dr. S.Prabhakar, I.A.S.,The Member Secretary,
Chennai Metropolitan, Development Authority
(CMDA), No.8, Gandhi Irwin Salai, Egmore,
Chennai 600 008.

..Contemnors in all the
Contempt Petitions

Prayer in CONT P No. 1833 of 2025 : To punish/take action against the respondents who have violated the orders passed by this Hon'ble Court in Writ Appeal No. 1923 of 2021 dated 29.01.2025 with the clear intention of willful disobedience.

Prayer in CONT P No. 1835 of 2025 : To punish/take action against the respondents who have violated the orders passed by this Hon'ble Court in Writ Appeal No. 1928 of 2021 dated 29.01.2025 with the clear intention of willful disobedience.

Prayer in CONT P No. 1834 of 2025 : To punish/take action against the respondents who have violated the orders passed by this Hon'ble Court in Writ Appeal No. 3 of 2022 dated 29.01.2025 with the clear intention of willful disobedience.



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For Petitioners :
For Contemnors :

Mr.P.Subba Reddy
Mr.R.Ramanlal, Additional Advocate General
assisted by Mr.D.Ravichander
Special Government Pleader – for R1
Mr.P.Kumaresan, Additional Advocate General
assisted by Ms.P.Veena Suresh – for R2

Common Order

(Order of the Court was made by R.Suresh Kumar J.)

These contempt petitions have arisen for the alleged disobedience of the common order passed by the Division Bench dated 29.01.2025 made in W.A.Nos.1923 and 1928 of 2021 and W.A.No.3 of 2022.

2. The crux of the issue is, the land belongs to the petitioners were utilized for public purpose ie., establishing a ring road by the respondents, however, without acquiring the land.

3. Therefore, writ petitions were filed, against which writ appeals were taken up and in the order of the Division Bench dated 29.01.2025, it was directed that the State shall issue preliminary notification to acquire the land of the petitioners under Act 20 of 2013 within a period of two weeks and the entire compensation shall be disbursed after passing the Award and further directions were also given.



4. Since that order has not been complied with, alleging non-compliance of the order, these contempt petitions have been filed.

5. When these cases came up for hearing on 07.01.2026 after hearing both sides, we passed the following order.

"Pursuant to our last order, Mr.Prakash IAS, Member Secretary, Chennai Metropolitan Development Authority (CMDA) / second respondent herein has appeared before us. Insofar as the first respondent viz., Dr.M.Sai Kumar, IAS, Revenue Secretary is concerned, Mr.R.Ramanlal, learned Additional Advocate General submits that, a petition has been filed for dispensing with the presence of the first respondent, but the same is yet to be numbered. Be that as it may. For the present, his presence is dispensed with.

2. Learned Additional Advocate General Mr.P.Kumaresan appearing for the second respondent submits that as per the direction given by this Court in the order dated 29.01.2025 in W.A.Nos.1928 of 2021, 3 of 2022 and 1923 of 2021, under the provisions of the Land Acquisition Act 2013 award has been passed by fixing the quantum of compensation at Rs.6 Crores. Out of the Rs.6 Crores since Rs.1 Crore has already been paid, pursuant to the interim order dated 14.10.2025 by way of a cheque to the petitioner, deducting the same the remaining amount of Rs.5 Crores will be paid to the petitioner within a period of one week.



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3. However, Mr.P.Subba Reddy, learned counsel appearing for the petitioner would submit that the quantum fixed by the respondents is inadequate and not in commensurate with the guideline value / market value of the property in question and it has not been calculated on the basis of the method to be adopted under the provisions of the 2013 Act.

4. Be that as it may. The amount now quantified by way of award ie., Rs.6 Crores, if it is paid to the petitioner, the same can be received by him under protest with a liberty to seek referral of this matter. Hence, as a first step, the remaining amount of Rs.5 Crores, out of the total Rs.6 Crores quantified by the respondents be paid to the petitioner within a period of one week as undertaken by the respondents especially the second respondent and a compliance report to that effect be filed before this Court. Thereafter, further course of action be decided.

5. For making such a compliance, post this matter on **20.01.2026**. The future presence of Mr.Prakash IAS, Member Secretary, CMDA is dispensed with.

6. Pursuant to the said order, today when the cases are taken up for hearing, Mr.P.Subba Reddy, learned counsel for the petitioners has filed a memo of the petitioners dated 20.01.2026, where, *inter alia* the following has been stated.

" Taking into consideration that the land had been acquired by the respondent and over it Outer Ring Road has come up on the property situated adjacent to Poonamallee, by private negotiations



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now we have arrived for a total sum of Rs.7,00,00,000/- (Rupees Seven Crores Only). Already the respondents paid a sum of Rs.1,00,00,000/- (Rupees One Crore Only) and the balance sum of Rs.6,00,00,000/- (Rupees Six Crores only) has to be paid by the respondents.

As the 1st petitioner is a bed ridden and the 2nd petitioner is aged about 70 years, we request the Hon'ble Court may pleased to issue the cheque in favour of the 1st petitioner and the cheque to be received by the 3rd petitioner, who is none other than the only son of 1st petitioner.

We hereby submit that we do not have any further claim on this matter.

We also request the Hon'ble Court to pass orders basing on the Memo filed by us and this may be recorded by this Hon'ble Court."

7. Relying upon this memo, the learned counsel for the petitioners would submit that, even though by way of Award the respondents arrived at a compensation of Rs.6 Crores as compensation payable to the petitioners for the land acquired by them, thereafter on private negotiation which the petitioners had with the Member Secretary of the Chennai Metropolitan Development Authority (CMDA), a total compensation of Rs.7 Crores was arrived at. For the said arrangement, after negotiation, the petitioners also agreed upon.

8. In this context, Mr.P.Kumaresan learned Additional Advocate General appearing for the second respondent / CMDA on instructions would submit that,



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though initially they have arrived at only Rs.6 Crores as total compensation, subsequently by way of private negotiation as desired by the petitioners, they have ultimately arrived at a solution by which a total compensation of Rs.7 Crores was calculated, for which the respondent department also has agreed upon.

9. Learned Additional Advocate General would further submit that, already a sum of Rs.1 Crore has been paid to the petitioners, which was received and acknowledged by them and therefore, as per the earlier award of Rs.6 Crores, remaining Rs.5 Crores since have to be paid as indicated in the order dated 07.01.2026, now an Account Payee Cheque has been drawn on Indian Bank, CMDA Chennai Branch dated 09.01.2026 for a sum of Rs.5 Crores in favour of P.Sundaram ie., the first petitioner herein and the original cheque also is produced before this Court.

10. Learned Additional Advocate General would also submit that, now by virtue of the private negotiation since the amount of compensation of Rs.7 Crores is arrived at, apart from the Rs.1 Crore paid already, now since Rs.5 Crores referred to above is being paid, the remaining Rs.1 Crore also would be paid to the petitioners within a maximum period of two weeks.

11. The submissions made by the learned counsel for the petitioners as well as the learned Additional Advocate General is taken on record. Since this agreement



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has been arrived at by way of negotiation and mutual consent, having recorded the same we deem it appropriate to pass the following orders while disposing of these Contempt Petitions.

- a) The total compensation arrived at by way of private negotiation is Rs.7 Crores, out of which Rs.1 Crore has already been paid to the petitioners and out of the balance amount, an Account Payee Cheque dated 09.01.2026 drawn on Indian Bank, CMDA Chennai Branch for Rs.5 Crores in favour of P.Sundaram, the first petitioner is handed over to Mr.P.Subba Reddy, learned counsel for the petitioners, who on receipt of the same, has acknowledged the receipt.
- b) The remaining Rs.1 Crore shall be paid by the respondents to the petitioners in the name of P.Sundaram, the first petitioner within a period of two weeks from the date of receipt of a copy of this order.
- c) On receipt of such payment, the total payment since is received by the petitioners, there would not be any due payable by way of compensation by the respondents.



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12. In view of this compliance having been made, of course by way of negotiation and consent and the same has been recorded in this order, including the memo filed by the petitioners dated 20.01.2026, we feel that no further issue is to be adjudicated in the present contempt petitions and the same are liable to be closed. Accordingly, the Contempt Petitions are closed.

(R.S.K.,J.) (P.D.B.,J.)
20-01-2026

Index : Yes/No
Neutral Citation : Yes/No
KST

Note : Issue order copy on 22.01.2026



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To

1. The Revenue Secretary
Government of Tamil Nadu,
Fort St.George, Chennai 600 009.

2. The Member Secretary,
Chennai Metropolitan, Development Authority (CMDA),
No.8, Gandhi Irwin Salai, Egmore, Chennai 600 008.



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AND
P.DHANABAL J.**

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