



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08-06-2026

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THE HON'BLE MR.JUSTICE MOHAMMED SHAFFIQ

WP No.32484 of 2025

1. New Kenilworth Hotel Private Ltd,
Represented by its Managing Director,
No.1 & 2, Little Russel Street,
Kolkata -700 071.
2. M/s.New Kenilworth Hotel (Coimbatore)
Private Limited,
Represented by its Director,
No.1 & 2,
Little Russel Street,
Kolkata-700 071.

..Petitioners

Vs

1. State of Tamil Nadu,
Represented by its Additional Chief Secretary
to Government,
Rural Development And Panchayat Raj
Development,
Fort St.George,
Chennai-600 009.
2. Tamil Nadu Corporation for Development of
Women Ltd.,
Represented by its Managing Director,
Annai Teresa Mahavir Valagam,
1 Floor, Valluvarkottam High Road,
Nungambakkam, Chennai-600 034

..Respondents



3. The Revenue Secretary, Revenue & Disaster
Management Land Disposal Wing,
Secretariat, Fort St.George, Chennai-9.

R3 is suo motu impleaded by MSQJ
vide order dated 08.06.2026.

PRAYER: Writ Petition filed under Article 226 of the Constitution of India,
praying to issue Writ of Mandamus, directing the 2nd respondent to dispose the
petitioner's Representation dated 2.7.2025, within a time frame

For Petitioners : Mr.P.R.Gopinath

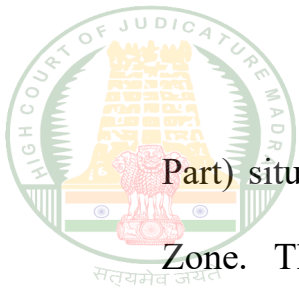
For Respondents : Mr.J.V.Sakthi Baalakrishna
Government Counsel FOR R1

MR.E.Vijay Anand
for R2

ORDER

The present writ petition has been filed for a direction to second
respondent to dispose petitioner's representation dated 02.07.2025, within a
time frame to be fixed by this Court.

2. First petitioner would submit that they have entered into a lease
agreement with the second respondent for development of a star hotel vide lease
deed dated 05.10.1994 with regard to area admeasuring 5 acres comprised in
S.F. Nos.451/1 Part and 452/Part (New Ward No.26, Block No.16, T.S.No.3/1



Part) situation at Vilankurichi Village, Avinashi Main Road, Coimbatore East Zone. The initial period of lease was for 33 years commencing from

05.10.1994, with a clause providing for a renewal of further period of 33 years.

First petitioner company would submit that necessary approvals have been obtained from the relevant authorities for the said hotel project. The classification of land have also been converted from educational to commercial. They would submit that while the applications were taken out by first petitioner, there was a demerger, wherein second petitioner was created as a Special Purpose Vehicle for the purpose of this hotel project. First petitioner would submit that all licences and approvals presently stand in the name of first petitioner. In view of the demerger, he had requested the respondents to transfer the licences and approvals in the name of second petitioner, which is nothing but a Special Purpose Vehicle, which is created for the purpose of carrying out this project.

3. Learned counsel for the second respondent would submit that first petitioner's request has already been processed and the proposal is now pending consideration before the Revenue Secretary. The second respondent has also sent a communication dated 05.06.2026 in Roc No.106/A3/2011 to the first respondent requesting to pass suitable orders. The relevant portion is extracted hereunder:

“The order passed by this Hon’ble Court in



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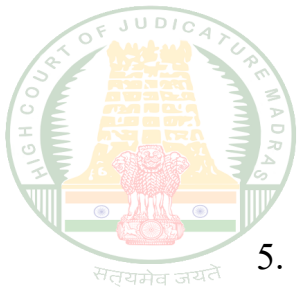
W.P.No.32484 of 2025 has been duly acted upon and enquiry has been conducted. Proposal has been duly forwarded to the Government. A decision will be taken shortly. Various Government Departments have been continuously consulted since it is a very expensive Government land which was originally meant for the Government Medical College.

Further, the Additional Chief Secretary to Government, Revenue and Disaster Management Department has informed that the request of the Petitioner, M/s. New Kenilworth Hotel Private Limited, Kolkata for effecting the transfer of lease of the land deed from the New Kenilworth Hotel Private Limited to the Special Purpose Vehicle (i.e.) M/s.New Kenilworth Hotel (Coimbatore) Private Limited by executing a fresh deed is under the examination of the Government in consultation with advisory Departments.

The above case has been listed for hearing on 04.06.2026 & the Hon'ble Justice of High Court of Madras has directed to comply the court order issued for W.P.No.27478 of 2022 and also to implead the Revenue Department as one of the Respondent in W.P.No.32484 of 2025 and submit a report by 08.06.2026.

In view of the above, it is requested that the Government to kindly issue suitable instructions for the above case at the earliest."

4. This Court finds that the Revenue Secretary is not a party in this writ petition, to ensure that the proceedings are completed at the earliest, this Court suo motu impleads the Revenue Secretary, Revenue & Disaster Management Land Disposal Wing, Secretariat, Fort St.George, Chennai-9 as third respondent in this writ petition.



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5. Registry is directed to carry out necessary amendment in the cause title.

6. At this juncture, learned State Counsel for first respondent would submit that they would consider petitioners' representation dated 02.07.2025 and pass orders, within a time frame to be fixed by this Court, agreed to by learned counsel for petitioners.

7. In view thereof, there shall be a direction to first respondent, to consider petitioners' representation dated 02.07.2025 on its own merits and pass appropriate orders, in accordance with law, after affording reasonable opportunity of hearing to petitioners, within a period of four (4) weeks from the date of receipt of a copy of this order.

8. Accordingly, writ petition stands disposed of. No costs.

08-06-2026

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



To

1. The Additional Chief Secretary to Government,
State of Tamil Nadu,
Rural Development and Panchayat Raj Development,
Fort St.George, Chennai-600 009.
2. The Managing Director,
Tamil Nadu Corporation for Development of Women Ltd.,
Annai Teresa Mahavir Valagam,
1 Floor, Valluvarkottam High Road,
Nungambakkam, Chennai-600 034.
3. The Revenue Secretary,
Revenue & Disaster Management Land Disposal Wing,
Secretariat, Fort St.George, Chennai-9.



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MOHAMMED SHAFFIQ, J.

MRN

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