



WEB COPY

W.P.No.35067 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23.03.2026

C O R A M

THE HONOURABLE MR.JUSTICE S.M.SUBRAMANIAM

AND

THE HONOURABLE MR.JUSTICE K.SURENDER

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Sri Sai Nagar Owners' Welfare Association [SSNOWA]
Rep. by its President, Santhosh Kumar Gurumurthy,
Plot No.134, Phase – 1, Sri Sai Nagar,
Ottiyambakkam Main Road,
Ottiyambakkam,
Chennai – 600 130.

... Petitioner

-vs-

1.The Member Secretary,
Chennai Metropolitan Development Authority,
Talamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore,
Chennai – 600 008.

2.The District Collector,
Chengalpet District,
The Collectorate, Chengalpet.

3.The Tahsildar,
Tambaram Taluk,
Taluk Office, 1st Floor, GST Road,
Tambaram, Chennai – 600 045.



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4.The Commissioner,
St. Thomas Mount Panchayat Union,
Chitlapakkam, Chennai – 600 059.

5.The Executive Officer,
Ottiyambakkam Village,
Tambaram Taluk,
Chengalpet District.

6.M/s.E5 JK Group Property Developers,
Rep. by J.Jayakrishnan, Sole Proprietor,
No.19, 4th Floor Vellaiyan Street,
Kotturpuram, Chennai – 600 085.

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India to praying to issue a Writ of Mandamus, directing the respondents 1 to 5 to act upon the petitioner representation dated 20.02.2023 and upon the letter No.TNRERA/A1/3729/2024 dated 14.05.2025 sent by the Law Officer, TNRERA based on the day Order issued by TNRERA dated 30.04.2025, to remove the encroachments of unauthorized constructions made by the 6th respondent Developer in Survey Nos.S.No.195/1B1, 197/1& 2, 203/2, 208/1 and 225/1 and the land designated for park in this project covering S.Nos.224/1A1, 224/3, 224/4, 224/1A2, 224/6A, 224/1B, 224/6B, 225/2, 226/3A of Ottiyambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District) approved by the 1st respondent vide CMDA layout PPD/LO No.36/2020 in letter No.L1/19681/2018-19 dated 18.05.2020 in “Sri Sai Nagar”.

For Petitioner : Mrs.Shoba Srikanth



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For Respondents : Mr.T.Arunkumar,
Addl. Govt. Pleader for R2 & R3

Ms.Juhaina.J
for Mr.Colonel and Ganesan Associates
for R6
No appearance - R1, 4 & 5

ORDER

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

The learned Additional Government Pleader would submit that the encroachments are identified in pursuance to the order of this Court dated 01.12.2025 in W.P.No.42025 of 2025. The present Writ Petition also relating to the same issue, wherein the petitioner Association seeks removal of encroachment.

2. The learned counsel for the petitioner would submit that the writ petitioner in the said Writ Petition M/s. J. K. Properties itself is an encroacher identified by the competent Authorities.

3. It is needless to state that all the encroachments identified are to be removed by following the procedures as contemplated under the relevant statute. Respondents 1 to 5 are directed to coordinate and



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identify all the encroachments and thereafter initiate appropriate enforcement actions for removal of encroachments by following the procedures as contemplated under law and by affording opportunity to the alleged encroachers. The said exercise is directed to be completed within a period of twelve (12) weeks from the date of receipt of a copy of this order.

4. Accordingly, this Writ Petition is **dismissed**. No costs.

(S.M.S.,J.) (K,S.,J.)
23.03.2026

Index: Yes / No
Internet: Yes / No
dsa



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To:

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