



WA No.3983 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04.02.2026

CORAM

THE HON'BLE MR.MANINDRA MOHAN SHRIVASTAVA,
CHIEF JUSTICE

AND

THE HON'BLE MR.JUSTICE G.ARUL MURUGAN

Writ Appeal No.3983 of 2025

Bakyalakshmi Natarajan
Rep. By her Power Agent, M.Natarajan
No.19/10, Shanmuga Naicken 2nd Street,
West K.K.Nagar, Chennai 600 078.
(Cause title amended & accepted vide court
Order dt.21.11.2025 made in CMP.28103/2025
in WA SR.139642 of 2025)

.. Appellant

-VS-

1. State, Rep. by
The Secretary to Government,
Housing, Urban Development Department,
Secretariat, Chennai 600 009.
2. The Managing Director,
Tamil Nadu Housing Board,
Nandanam, Chennai 600 035.
3. The Executive Engineer & Administration
Officer, K.K.Nagar, Division,
Tamil Nadu Housing Board, Chennai 600 083. .. Respondents

Prayer: Appeal filed under Clause 15 of the Letters Patent against the order dated 15.07.2025 passed in W.P.No.26296 of 2023 on the file of this Court.



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For Appellant : M/s.S.Sridevi
Legal Aid Counsel

For Respondents : Mr.K.Karthik Jagannath
Govt. Advocate, for R-1
: Mr.D.Veerasekaran
Stdg. Counsel, for R-2

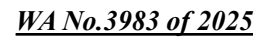
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JUDGMENT

(Judgment of the Court was delivered by the Hon'ble Chief Justice)

After hearing learned counsel for the parties, we find that the rejection of petitioner's representation, which was assailed by filing writ petition, was without taking into consideration the directions contained in the order dated 04.07.2022 passed in W.P.No.16695 of 2009, wherein it was observed that the enhancement of rent at the rate at 15% per annum, though supported by Resolution of Board, seems to be unreasonable and it is for the Board to reconsider the same.

2. When the petitioner made a representation, this aspect was required to be taken into consideration. That, however, was not done. In the event, the enhancement at the rate of 15% per annum is



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THE HON'BLE CHIEF JUSTICE
AND
G.ARUL MURUGAN, J.

(sra)

To

1. The Secretary to Government,
Housing, Urban Development Department,
Secretariat, Chennai 600 009.
2. The Managing Director,
Tamil Nadu Housing Board,
Nandanam, Chennai 600 035.
3. The Executive Engineer & Administration
Officer, K.K.Nagar, Division,
Tamil Nadu Housing Board, Chennai 600 083.

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