



WEB COPY



A No. 5057 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 12-06-2026

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THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 5057 of 2025

AND

A NO. 5058 OF 2025

Mohammed Rasul
S/o.Essath Basha, Royapettah, Chennai 600014.

..Applicant in both
applications

Vs

In the Matter of Maligai Merchant Charities The
Administrator General and
Official Trustee of Tamil Nadu, High Court,
Chennai 600 104.

..Respondent in both
applications

Prayer in A No. 5057 of 2025 : To allot/let out a portion of the premises situated at Door NO.9 and 10, Mohandass Lane, Chennai 600 002 measuring an extent of 2836 sq.ft for construct a lodge named AARAMA to the Applicant.

Prayer in A No. 5058 of 2025 : To direct the Respondent to waive the monthly rent of Rs.1,05,000/- payable under the Lease Deed be waived for a period of twelve (12) months during the construction of the proposed commercial cum residential lodge AARAMA

For Applicant :

Mr. Karthik Jagannathan, for
Ms.A.Zennath

For Respondent(s):

Ms.S.Sumathi, Administrator General & Official
Trustee of TamilNadu for Respondent



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Order

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The applicant admittedly is a lessee and a vacant land measuring an extent of 2836 sq.ft at Door NO.9 and 10, Mohandass Lane, Chennai 600 002 was leased out for a monthly rent of Rs.1,05,000/-. The period of lease is 30 years. Enhancement of rent once in three years is agreed between the lessor and the lessee. The applicant has filed an application seeking a direction to construct a lodge which is to be named as AARAMA. Though the application was filed in October 2025, the Administrative General has not considered the same, which resulted in filing of the present application.

2. Learned Administrative General would submit that the applicant has made a condition that during the construction period, he will not pay the rent as agreed in the lease agreement, which is not agreeable to the Administrative General. The monthly rent agreed by the applicant is to be paid on monthly basis without any default.

3. Learned counsel for the applicant would submit that so far the applicant is paying the monthly rent regularly and he would continue to pay the same without any default. In such an event, the learned Administrative General has no objection for putting up construction at the cost of the applicant and in future. While granting permission, the Administrative General



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and Official Trustee of Tamil Nadu is directed to impose all other conditions applicable for grant of permission and the applicant is bound to abide by all those conditions stipulated in the permission to be granted.

`4. In view of the above, the respondent Administrative General and Official Trustee is directed to grant permission on terms and conditions to be stipulated in the No Objection Letter to be issued. The said permission is to be granted within a period of two weeks from the date of receipt of a copy of this order. The applications are ordered on the above terms.

12-06-2026

Index: Yes
Speaking order
Neutral Citation: Yes/No

KST

To

In the Matter of Maligai Merchant Charities
The Administrator General and
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Chennai 600 104.



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S.M.SUBRAMANIAM J.

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