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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 29-10-2026

CORAM

THE HON'BLE MR.JUSTICE K. SURENDER

WP No. 43310 of 2026

CNR:{HCMA012450802026}

N.Kalaiarasan

..Petitioner(s)

Vs

1. The Tahsildar
   Virudhachalam Taluk Office,
   Virudhachalam Taluk, Cuddalore District,
   Tamil Nadu 606001
2. The Taluk Surveyor
   Virudhachalam Taluk Office,
   Virudhachalam Taluk, Cuddalore District,
   Tamil Nadu 606001.

..Respondent(s)

Writ Petition filed under Article 226 of Constitution of India for issuance of Writ of Mandamus to direct the Respondents to conduct a field measurement and demarcation of land in Town Survey No. 3/1, Block-70, situated at Indra Nagar, Virudhachalam Town and Taluk, Cuddalore District, Tamil Nadu, measuring an extent of 2190 sq. ft (203.46 sq.mtrs).

For Petitioner(s): Mr.K.Shakespeare

For Respondent(s): Mr.K.Maheshwaran Additional Government Pleader

ORDER

The petitioner has filed the present writ petition seeking a direction to the fifth respondent to issue patta in respect of the land owned by him, without insisting upon a No Objection Certificate from the Tamil Nadu Housing Board,

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in the light of G.O.(Ms.) No.122, Housing and Urban Development Department, dated 13.08.2025.

2. The petitioner claims to be the absolute owner of the land measuring 600 sq.ft., out of 1200 sq.ft., situated on the eastern side of Plot No.55 in Plot No.55B, comprised in Survey No.334, Kovardhana Nagar, Ner kundram Village, Chennai. According to the petitioner, he purchased the said property from one Yusuf Shakeel, by way of a registered Sale Deed dated 15.11.2010, registered as Document No.6162 of 2010, on the file of the Sub-Registrar, Virugambakkam. The petitioner claims to be in possession and enjoyment of the property and states that the revenue records have also been transferred in his name.

3. The petitioner would submit that the lands comprised in Survey No.334 were originally subjected to acquisition proceedings initiated by the Tamil Nadu Housing Board under the Land Acquisition Act, 1894, pursuant to G.O.Ms.No.124, Housing Department, dated 08.05.1975. However, the said acquisition proceedings were subsequently quashed by this Court in various writ petitions, including W.P.No.18379 of 1991, by order dated 01.07.1999. The petitioner further states that the acquisition proceedings were not revived thereafter and that the Government has subsequently withdrawn the acquisition proceedings in respect of the lands situated in Ner kundram Village, including

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the subject property, by issuing G.O.(Ms.) No.122, Housing and Urban Development Department, dated 13.08.2025.

4. The petitioner would further submit that similarly placed persons have been granted patta in respect of lands comprised in the same survey number. However, when the petitioner approached the fifth respondent seeking issuance of patta, he was directed to obtain a No Objection Certificate from the Tamil Nadu Housing Board. According to the petitioner, in view of the withdrawal of the acquisition proceedings, insisting upon such a certificate is unwarranted.

5. The petitioner states that he submitted an online application dated 19.09.2026, along with the relevant title documents, seeking issuance of patta. However, the same has not been considered. Hence, the present writ petition.

6. Heard the learned counsel for the petitioner and the learned Additional Government Pleader appearing for the respondents. Perused the materials available on record.

7. Considering the facts and circumstances of the case, particularly the claim of the petitioner regarding ownership of the subject property, the earlier orders passed by this Court in respect of the acquisition proceedings and the subsequent withdrawal of the acquisition proceedings under G.O.(Ms.) No.122,

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Housing and Urban Development Department, dated 13.08.2025, this Court is of the view that the petitioner's application requires consideration by the fifth respondent.

8. Accordingly, without expressing any opinion on the merits of the petitioner's claim for issuance of patta, the fifth respondent is directed to consider the petitioner's online application dated 19.09.2026, along with the relevant title documents and other supporting materials, and pass appropriate orders on merits and in accordance with law, after verifying the relevant revenue records and taking into consideration the applicable Government Orders and the orders passed by this Court in the earlier proceedings, within a period of eight weeks from the date of receipt of a copy of this order.

9. Accordingly, this Writ Petition is disposed of. No costs.

K.SURENDER J.
29-10-2026

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

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To

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