



W.P.(MD)No.4822 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 23.02.2026

CORAM:

THE HONOURABLE MR.JUSTICE K.SURENDER

W.P.(MD)No.4822 of 2026

and

W.P.(MD)No.4039 of 2026

Anthuvan Joseph

... Petitioner

-VS-

1.The Commissioner of Land Administration,
Chepauk,
Chennai - 600 005.

2.The District Collector,
Trichy District,
Trichy.

3.The District Revenue Officer,
Trichy District,
Trichy.

4.The Revenue Divisional Officer,
Trichy,
Trichy District.

5.The Tahsildar,
Thiruverumbur,
Trichy District.

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India, to issue a Writ of Mandamus, directing the respondents to implement the order



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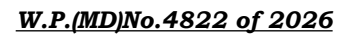
passed by the first respondent in his proceedings in Rc.No.G1/57088/93 and 6851/94, dated 29.10.2001 by extending its benefits to the petitioner, who is equally placed with the beneficiaries of the said order of the first respondent and consequently, issue patta to the petitioner in the land in S.No.35/8, Plot No.2, admeasuring 2400 sq.fts. Kumbakkudy Village, M.G.R. Nagar, Trichy District, on the basis of the representation of the petitioner dated 10.01.2026 within a time frame to be fixed by this Court.

For Petitioner : Mr.R.Surya Prakash

For Respondents : Mr.P.Subbaraj
Special Government Pleader

ORDER

This Writ Petition is filed seeking a Writ of Mandamus directing the respondents to implement the order passed by the first respondent in his proceedings in Rc.No.G1/57088/93 and 6851/94, dated 29.10.2001 by extending its benefits to the petitioner, who is equally placed with the beneficiaries of the said order of the first respondent and consequently, issue patta to the petitioner in the land in S.No.35/8, Plot No.2, admeasuring 2400 sq.fts., situated at Kumbakkudy Village, M.G.R. Nagar, Trichy District, on the basis of the representation of the petitioner dated 10.01.2026 within a time frame to be fixed by this Court.



3. The learned counsel appearing for the petitioner submitted that the subject land was originally assigned to one A.Savariyar in the year 1982 by the Special Tahsildar. Thereafter, the petitioner purchased the said property from A.Savariyar by virtue of a registered sale deed and has been in peaceful possession and enjoyment of the same. Subsequently, the third respondent initiated proceedings to cancel the assignment. Aggrieved by the cancellation order passed by the third respondent, an appeal was preferred before the first respondent. By order dated 29.10.2001, the first respondent held that there were violations of the conditions of assignment. However, taking note of the fact that in most of the assigned lands, buildings had already been constructed and that it would not be fair to cancel the assignments after a long lapse of time, it was decided to reassign the lands to the persons actually in possession, subject to verification of eligibility. In cases, where the occupants were not eligible for free assignment, reassignment was to be made upon collection of double the market value of the land. The matter was accordingly remitted to the third respondent for fresh consideration.



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4. It is further submitted that several similarly placed persons, who had purchased lands from the original assignees, made representations seeking implementation of the order dated 29.10.2001. However, no effective steps were taken. Thereafter, the fifth respondent, by proceedings dated 19.09.2009, addressed a communication to the second respondent recommending fixation of market value at Rs.785/- per sq.m. (Rs.73/- per sq.ft.). The fourth respondent, by proceedings dated 25.09.2009, also recommended fixation of market value at Rs.785/- per sq.m. (Rs.73/- per sq.ft.). Based on the same, the second respondent, by communication dated 07.10.2009, proposed fixation of the aforesaid amount as the market value.

5. It is further submitted that by proceedings dated 03.01.2013, the second respondent directed the fifth respondent to obtain letters of consent from the occupants agreeing to pay the land value as may be fixed by the Government. Accordingly, notice dated 24.01.2013 was issued to the similarly placed occupants, who had constructed houses on the land, requiring submission of consent letters. The occupants complied with the said requirement. Despite the same, no further action was taken to implement the order dated 29.10.2001. In the



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meantime, the third respondent, by proceedings dated 05.01.2018, directed the fifth respondent to issue free house pattas to eligible persons and, in respect of others, to issue pattas upon payment of double the market value already fixed. Thereafter, the fifth respondent, by proceedings dated 11.06.2020, issued notice to the occupants directing them to appear on 16.06.2020 with relevant documents for issuance of patta and payment of land value. The similarly placed persons appeared and submitted consent letters agreeing to pay double the market value. However, even thereafter, the order dated 29.10.2001 was not implemented.

6. It is further submitted that aggrieved over the same, similarly placed occupants filed W.P.(MD)No.7129 of 2022 etc. batch, which was allowed by this Court by order dated 05.08.2022. This Court directed the third respondent to issue communications quantifying the amount payable as fixed in the year 2009, together with interest at 4% per annum from 01.09.2009, and upon payment of such amount, the fifth respondent was directed to issue patta. The said order was challenged in W.A.(MD)No.310 of 2023 and was dismissed by the Division Bench by judgment dated 27.03.2023. The same was subsequently confirmed by the Hon'ble Supreme Court in Special Leave to Appeal (C) No.13168 of 2023, dated 10.07.2023.



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7. It is further submitted that thereafter, similarly placed persons filed W.P. (MD)No.9767 of 2024 etc. batch seeking extension of the benefit of the order dated 29.10.2001. By order dated 28.07.2025, this Court allowed the said writ petitions subject to certain terms.

8. The learned counsel for the petitioner further submitted that the present petitioner, being similarly placed, submitted a representation seeking extension of the benefit of the order dated 29.10.2001 and issuance of patta upon payment of double the market value, in the light of the orders passed by this Court in the earlier batch matters. However, no action has been taken on the said representation. Hence, the present Writ Petition.

9. The learned counsel for the petitioner also submitted that in respect of similarly placed persons, two categories were identified:

- (i) those eligible for free patta; and
- (ii) those required to pay double the market value.

The petitioner falls under the second category and is willing to pay double the market value as fixed.



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10. Heard the learned counsel appearing for the parties.

11. In view of the above circumstances, the Writ Petition is allowed, directing the third respondent to consider the representation of the petitioner in the light of the earlier orders passed by this Court and, if the petitioner is found eligible, to pass appropriate orders in accordance with law within a period of twelve (12) weeks from the date of receipt of a copy of this order. No costs. Consequently, the connected Miscellaneous Petition is closed.

NCC : Yes / No
Index : Yes / No
smn2

(K.SURENDER, J.)
23.02.2026
(2/3)

To:-

- 1.The Commissioner of Land Administration,
Chepauk,
Chennai - 600 005.
- 2.The District Collector,
Trichy District,
Trichy.
- 3.The District Revenue Officer,
Trichy District,
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