

**IN THE COURT OF PRINCIPAL DISTRICT JUDGE,
CHENGALPATTU DISTRICT.**

Present : **Thiru.T.Chandrasekaran, M.L.,**
Principal District Judge, Chengalpattu.

Friday the 4th day of July 2025

Land Acquisition Original Petition No.1 of 2023

CNR.No.TNCG01-000017-2023

Venkatesh Raja

. . . Claimant.

/Vs/

The Special District Revenue Officer (L.A),

Chennai Airport Expansion Scheme,

Sriperumbudur @ Alandur,

Kancheepuram District.

. . . Referring Authority.

This petition came up before me for final hearing on 18.6.2025, in the presence of Tvl.Andaman K.Murugan and Ramesh Srinivasan, Advocates for the claimant, and Thiru.C.Thambiran, Government Pleader for the referring authority, upon hearing the arguments of both side counsel, perusing the entire records and having stood over the matter for consideration till this day, this court delivers the following,

ORDER

This reference is directed by the Referring Authority under Section 10(3) and 11 of the TamilNadu Acquisition of Land for Industrial

Purposes Act 1997, for deciding the rightful claimant to receive the compensation amount pertaining to the Award No.1/2020, dated 16.3.2022.

2. The Referring Authority, as per the Award No.1/2020, dated 16.03.2022, have acquired an extent of land measuring to 37674 square feet situated at Manapakkam Village, Sriperumbudur @ Alandur for expansion of Chennai Airport, standing in the name of the claimant. The said Land is situated in new Survey No.533/2, Wet 37674 square feet at Manapakkam Village and the same has been acquired by the Land Acquisition Officer. While calling for original documents to ensure the ownership for payment of compensation, it was noticed the land owner had not produced any documentary evidence, statement for the lands acquired and no claims were made before the Special District Revenue Officer (LA), and refused to receive the compensation. Therefore the Land Acquisition Officer, previously deposited a sum of Rs.87,16,136/- after deducting the development charges of Rs.43,57,414-22 from the entire compensation amount of Rs.1,30,73,550/- in Civil Court Deposit, under Section 30 & Section 31(2) had referred the matter to this court to decide whether the claimant is entitled for compensation as claimed by him. Later, as per the Order of the Honourable High Court of Madras dated 11.3.2024 in W.P.No.2561/2024, that the entire compensation amount must be remitted

in the lower court without deducting the development charges, the above said development charges of Rs.43,57,414/- was deposited into this court on 21.6.2024.

3. **The averments set out in the claim statement filed by the claimant read as follows :**

The claimant is the absolute owner of the property measuring an extent of 1-12 Acres or 0-45.05 Ares comprised in old Survey No.533, situated at Manapakkam Village, Alandur Taluk, then Kancheepuram District and he purchased the same from one Leela through her power agent namely S.Amaranath, under a sale deed dated 30.1.2012 vide document No.1152/2012. Ever since the date of said purchase, the claimant is in continuous, absolute and exclusive possession of the said property. In these circumstances, the respondent herein i.e., Government of TamilNadu has acquired a portion of the said property measuring an extent of 0-35.0 Hectares or 37674 sq.ft., comprised in old survey No.533 part, (after sub-divided assigned as new survey No.533/2 vide patta No.3439) vide Notification No.RC(F1) 51077/2007, dated 8.1.2013, approved by the Government of TamilNadu in G.O.Ms.No.53, Transport (1-2) Department, dated 13.6.2017 and also passed an award vide Award No.1/2020, dated 16.3.2020. Based on the said Award, a sum of Rs.1,30,73,549-76 or

1,30,73,550-00 has been awarded towards the compensation for the said extent acquired by the Government. Hence, as on the date of notification, this claimant alone is entitled to receive the compensation amount. Thus the claimant alone is entitled to claim the compensation which has been awarded i.e., the sum of Rs.1,30,73,549-76 or Rs.1,30,73,550/- and he is entitled to withdraw the said amount which is presently deposited in the account of this court. There is no impediment in allowing this application. Without prejudice of claimant's right of filing separate LAOP for enhancement of compensation amount, the claimant agrees to withdraw the amount Rs.1,30,73,550/- which is vested with this court. The claimant reserves his right to file any additional claim statement at later stage. Hence, the claimant prays to recognize him as owner of property entitled to receive the amount and permit him to withdraw the amount of Rs.1,30,73,500/- which is vested with this court, together with accrued interest thereon and order to pay the entire compensation now in court deposit to this claimant. Hence, the claim statement.

4. **The points for consideration is :**

Whether the claimant is the rightful person to receive the compensation amount as claimed?

5. On the side of claimant, he has examined himself as PW1 and Ex.P1 to Ex.P4 have been marked.

6. **On point :**

Heard. Perused the records. This petition is filed by the petitioner to decide the rightful claimant under Section 30 & 31(2) of the Land Acquisition Act.

7. This petition arises out of the reference made by the respondent under Sec. 30 & 31(2) of the Land Acquisition Act for deciding the rightful claimant to receive the compensation amount awarded by the respondent in Award No.1/2020 dated 16.03.2022. On the side of the respondent, no oral or documentary evidence adduced and on the side of the petitioner, the petitioner was examined as PW1 and marked Exs.P1 to P4. The Ex.P1 is the certified xerox copy of sale deed dated 30.1.2012 executed by one S.Leela, through her power agent namely S.Amarnaath in favour of P.Venkatesh Raja, the petitioner herein. The Ex.P2 is the online copy of patta stands in the name of the petitioner bearing No.2052 for the survey No.533/1, which is the acquired land in this reference. The Ex.P3 is the copy of Award No.1/2020 dated 16.3.2020. The Ex.P4 is the copy of the Order of the Honourable High Court of Madras dated 11.3.2024 in W.P.No.2561/2024.

8. The contention of the petitioner is that he is the absolute owner of the land in old survey No.533 part and new survey No.533/2 measuring

an extent of 0-35.0 Hectares or 37674 square feet situated at Manapakkam Village under the sale deed dated 30.1.2012 vide document No.1152/2012 and he is in continuous possession and enjoyment of the same. The learned Government Pleader also conceded that the petitioner namely P.Venkatesh Raja is the owner of the acquired lands as per the Government Order.

9. In the reference made under Section 30 & 31(2) of the Land Acquisition Act, the property acquired by the respondent is comprised in new survey No.533/2 situated at Manapakkam Village, and the said land was acquired by the respondent for the purpose of expansion of Chennai Airports at Sriperumbudur @ Alandur, then Kancheepuram District. For the purpose of payment of compensation, the respondent called for the original title deeds from the land owners to ensure their ownership, there was no original documents produced before the Land Acquisition Officer. In order to decide the original ownership of the property acquired by the respondent, the matter was referred to under Section 30 & 31(2) of the Land Acquisition Act to the Civil Court for disposal.

10. The petitioner has filed proof affidavit by narrating the averments of the claim petition and marked Exs.P1 to P4 as stated above. The PW1 in his evidence has stated that the land to an extent of 0-35.0 Ares or 37674 sq.ft., comprised in survey No.533 at Manapakkam Village was acquired and award was passed. It is further contended in the chief

examination of PW1 that the property acquired by the respondent in the above LAOP No.1/2023 originally belonged to him as per the Ex.P1. Therefore, the petitioner is entitled to claim compensation concerned in LAOP No.1/2023 to an extent of 0-35.0 Ares or **37674 sqft.**

11. The perusal of Exs.P1 and P2 reveal that the acquired property stands in the name of petitioner Venkatesh Raja. Further the petitioner also claims to file separate LAOP for enhanced compensation. The PW1 was not cross-examined by the learned Government Pleader. There is no rival claim forthcoming.

12. Therefore, it is clear that the petitioner established his rightful ownership in respect of the property comprised in survey No.533 and at the same time, there is no rival claim. Therefore, it is decided that the petitioner is the rightful claimant to claim the compensation amount from the respondent.

13. **In the result, Award is passed declaring that the petitioner is the rightful claimant and he is entitled to receive the compensation amount of Rs.1,30,73,550/- for the acquired land of 37674 square feet with interest accrued thereon. There is no order as to costs.**

Typed to my dictation, corrected and pronounced by me in open court, on this the 4th day of July 2025.

Principal District Judge,
Chengalpattu.

Petitioner's side witness :

PW1 Thiru.Venkatesh Raja (claimant).

Petitioner's side exhibits :

Ex.P1 30.01.2012 Certified copy of sale deed executed in favour of
petitioner / claimant.

Ex.P2 04.02.2025 Online patta in the name of Venkatesh Raja.

Ex.P3 16.03.2020 Copy of Award in No.1/2020.

Ex.P4 11.03.2024 Order of the Hon'ble High Court of Madras in
W.P.No.2561/2024.

Respondent's side witness and exhibit :

Nil.

Principal District Judge,
Chengalpattu.