



W.P.No.35152 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

WEB COPY

DATED : 16.10.2025

CORAM:

THE HONOURABLE Mr.JUSTICE V.LAKSHMINARAYANAN

W.P.No.35152 of 2025

M/s.Sri Srinivasa Engineering
Rep by its Proprietrix
V.Jayasudha
New No.68, Old No.40
Bharathipuram Main Road
Shenoy Nagar
Chennai – 600 030.

... Petitioner

Vs

1.State of Tamil Nadu
Represented by its Secretary to Government
Industries Department
Fort St.George, Chennai – 600 009.

2.State Industries Promotion Corporation
of Tamil Nadu
Rep by its Managing Director
No.19-A, Rukmani Lakshmipathy Road
Egmore, Chennai – 600 008.

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the second respondent to consider the representation of the petitioner dated 28.08.2025 and amend the



W.P.No.35152 of 2025

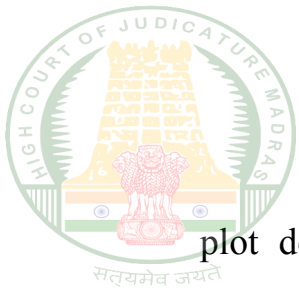
order of allotment dated 03.02.2014 as well as the lease deed dated 15.09.2014 by changing the name of M/s. Sri Srinivasa Engineering Works as M/s.Sri Srinivasa Engineering and issue the amended allotted order and the amended lease deed in the name of M/s. Sri Srinivasa Engineering to the petitioner by considering the representation dated 29.08.2025 within a time frame to be stipulated by this Court.

For Petitioner : Mr.M.Elumalai

For Respondents : Mr.L.S.M.Hasan Fizal
Additional Government Pleader for R1
Mr.Abishek Moorthy for R2

ORDER

The petitioner is a proprietrix of an Engineering firm functioning under the name and style 'Sri Srinivasa Engineering'. She applied for allotment of a plot at Vallam Vadagal, Sriperumbudur Taluk, Kancheepuram District. She made an application for the said purpose on 18.06.2013. The second respondent granted in-principle allotment on 22.01.2014. Thereafter, the allotment order was issued on 03.02.2014. The petitioner was allotted a plot bearing No.G-5, to an extent of 1 acre. The period of allotment was 99 years. The tentative cost for purchase of per acre of plot was fixed at Rs.1,10,00,000/- (Rupees One Crore Ten Thousand only). On receipt of allotment order, the petitioner paid a sum of Rs.22,00,000/- lakhs towards



W.P.No.35152 of 2025

plot deposit, Rs.88,00,000/- towards development charges and a sum of Rs.100/- towards lease rent advance.

3. In consideration of the payment made by the petitioner, the second respondent executed a Memorandum of Lease on 15.09.2014. The petitioner was called upon by the second respondent by its letter dated 06.06.2016 to pay an additional sum of Rs.15,00,000/- along with the applicable GST rates at the rate of 15% yet again as tentative differential plot cost. It is not in dispute that this amount was not paid. A reminder was sent on 31.10.2017, calling upon the petitioner to pay a sum of Rs.15,00,000/- along with interest at the rate of 15.5% on the belated period. Subsequently, another letter was issued by the second respondent on 29.01.2018, calling upon the petitioner to pay the sum of Rs.15,00,000/-. It is for the first time in January 2018 that the second respondent informed the petitioner that this is the final cost. The petitioner being consistent with her conduct, did not pay this amount also.

4. On 10.12.2019, the second respondent had decided the final rate of plot cost would be Rs.125 lakhs for the allotments made at the tentative rate



W.P.No.35152 of 2025

of Rs.1,10,00,000/- per acre, and for those who have not paid the development charges of Rs.15,00,000/-, the final rate of plot cost was finalised to Rs.1,27,00,000/-. It is not in dispute that the petitioner had not paid a paisa more than Rs.1,10,00,000/-. For ready reference, the circular of the second respondent dated 10.12.2019 is scanned and extracted hereunder :

**STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU
LIMITED
19-A, RUKMANI LAKSHMIPATHY ROAD, EGMORE, CHENNAI-600 008.**

Circular No. 44/2019

Dt : 10.12.2019

Circular

**Sub: SIPCOT Industrial Park, Vallam Vadagal- Phase-I -
Final rate of plot cost - Reg.**

**Ref: 1. Circular No.26/2014 dated 30.12.2014
2. Circular No.6/2018 dated 4.5.2018

**The final rate of plot cost for Vallam Vadagal Industrial Park Phase-I
is fixed as detailed below:**

Sl. No.	Particulars	Final rate of plot cost /Rs in lakhs/
1.	For the allotments made at the tentative rate of Rs.110 lakhs per acre and also paid the additional rate of development charges of Rs.15 lakhs per acre.	125.00
2.	For the allotments made at the tentative rate of Rs.125 lakhs per acre.	125.00
3.	For the allotments made at the tentative rate of Rs.127 lakhs per acre.	127.00
4.	For future allottees and also for the allottees who were allotted land at tentative rate of plot cost of Rs.110 lakhs per acre but not paid the additional rate of development charges of Rs.15 lakhs per acre.	127.00

The segregation of plot cost already given vide circulars cited holds good.

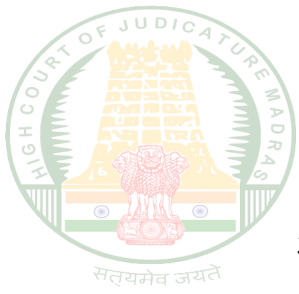
**Sd/-
MANAGING DIRECTOR.**

**To
All General Managers
All HODs**

**Copy to:
All Project Managers
All Project Officers
PS to MD
PS to ED**

// Forwarded by Order //

**G. Sheela
Chief Financial Officer.**

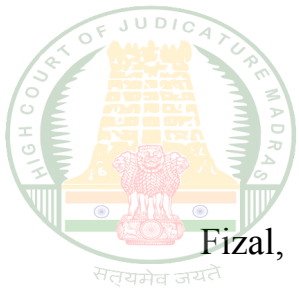


W.P.No.35152 of 2025

5. As the petitioner had not paid the amount of Rs.15,00,000/- as demanded in 2016-2017, she falls under the category No.4, namely, those who have paid the rate of plot cost of Rs.1,10,00,000/- but had not paid the substantial sum of Rs.15,00,000/- towards development charges. Hence, the petitioner is liable to pay the final cost of Rs.17,00,000/-, over and above Rs.1,10,00,000/- already paid.

6. In the meantime, for the reasons best known to the petitioner, she wrote a letter to the second respondent requesting to mutate her company name from 'M/s.Sri Srinivasa Engineering Works' to 'M/s.Sri Srinivasa Engineering'. The respondent seized this request as an opportunity to ensure that the petitioner pays the differential amount. By the impugned order, the second respondent called upon the petitioner to pay a sum of Rs.17,00,000/-, together with interest at the rate of 15.5%, prior to considering her request for change of name. Aggrieved by the same, the petitioner is before this Court.

7. I heard Mr.M.Elumalai for the writ petitioner, Mr.L.S.M.Hasan



W.P.No.35152 of 2025

Fizal, Additional Government Pleader for the first respondent and
Mr.Abishek Moorthy for the second respondent.

8. On 15.09.2025, Mr.Abishek Moorthy took time to place the records before this Court.

9. When I called the matter today, Mr.Abishek Moorthy has circulated a typed set of papers containing the documents relating to Plot No.G-5. This writ petition is not concerned with regard to the allotment made to the petitioner in Plot No.G-112/1 of Vallam Vadagal Industrial Park.

10. A perusal of the typed set of papers make it clear that the second respondent had repeatedly called upon the petitioner to pay the sum of Rs.15,00,000/- from 2016 onwards. The explanation given by Mr.M.Elumalai for the non-payment is that, as the name change was not considered by the second respondent, the petitioner was not in a position to approach the financing agencies to secure a loan and to make the payment to the second respondent. The allotment order was not made by the second

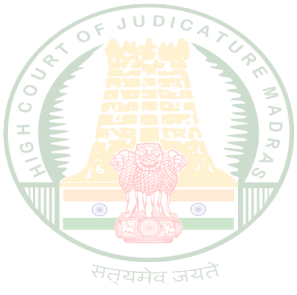


W.P.No.35152 of 2025

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respondent in order to assist the petitioner to approach the financial institutions to secure the loan amount and thereafter, to pay to them. It is the independent duty of the writ petitioner that, having secured an allotment in her favour, to put her financial affairs in such an order that she honours her demand made by the second respondent. Be that as it may, as the second respondent has given itself time till 2025, calling upon the petitioner to pay the balance of amount before considering the request, I am not going into the issue as to what are the steps that the second respondent ought to have taken. Suffice to record that the second respondent has been extremely charitable to the intractable attitude of the writ petitioner.

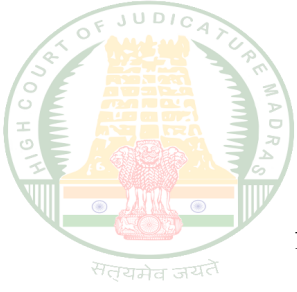
11. Mr.M.Elumalai states that the petitioner is not recalcitrant in payment, but on account of the fact that the name change was not considered, she was not in a position to raise the loans for making the payment. The purpose for which the second respondent has been created is only to generate industrialisation in the State of Tamil Nadu, and if any drastic measures are taken by them, it will also affect the petitioner, who is carrying on the engineering works.



W.P.No.35152 of 2025

WEB COPY 12. Taking into consideration the above circumstances, I pass the following order :

- (1)The petitioner shall deposit a sum of Rs,17,00,000/- (Rupees Seventeen lakhs only) which is the amount payable as the final cost towards the allotment of plot No.G-5, as well as towards the development charges, as stated in the Circular No.44/2019 dated 10.12.2019. The said payment shall be made within two weeks from today i.e., on or before 31.10.2025;
- (2)On receipt of Rs.17,00,000/- from the petitioner, the second respondent is granted time till 14.11.2025 to mutate the name in its record as required by the petitioner and issue a No Objection Certificate to the petitioner in the name of **M/s.Sri Srinivasa Engineering**. The No Objection Certificate and mutation records shall be sent to the petitioner through Speed Post under Due Acknowledgement;
- (3) The petitioner shall pay the interest amount at 12% per annum, within two weeks from the date of receipt of NOC and mutated records. The interest amount that is payable by the petitioner shall be calculated



W.P.No.35152 of 2025

from 20.01.2020 i.e., the date on which the demand for differential
WEB COPY land cost was made by the second respondent.

13. The writ petition stands disposed of accordingly. No costs.

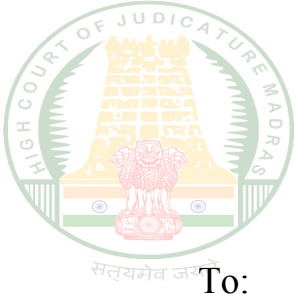
Call on **27.11.2025 for reporting compliance.**

16.10.2025

Index:Yes/No

Neutal Citation : Yes / No

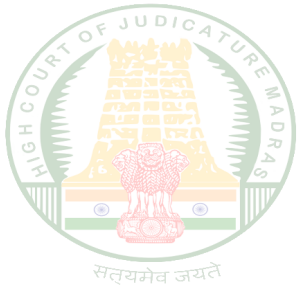
Speaking order / Non-speaking order
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W.P.No.35152 of 2025

To:
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- 1.State of Tamil Nadu
Represented by its Secretary to Government
Industries Department
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- 2.State Industries Promotion Corporation
of Tamil Nadu
Rep by its Managing Director
No.19-A, Rukmani Lakshmipathy Road
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W.P.No.35152 of 2025

V.LAKSHMINARAYANAN,J.

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W.P.No.35152 of 2025

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