



WEB COPY

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

Reserved on : 29.08.2017

Pronounced on : 13.03.2018

CORAM :

THE HONOURABLE MR.JUSTICE K.K.SASIDHARAN

and

THE HONOURABLE MR.JUSTICE G.R.SWAMINATHAN

W.P(MD)No.15700 of 2015

and

M.P(MD)Nos.1 to 3 of 2015

Edwin Michael Cruz Michael

... Petitioner

vs.

1. The Director,
Town and Country Planning,
No.807, Anna Salai,
Chennai.
2. The District Collector,
Nagercoil, Kanyakumari District.
3. The Member Secretary,
Local Planning Authority,
11-A, Ramar Pillai Street,
Ramavarmapuram,
Nagercoil, Kanyakumari District.

... Respondents

Prayer : Writ Petition is filed under Article 226 of the Constitution of India, Writ of Certiorarified Mandamus to call for the records relating to the impugned notice passed by the third respondent, proclamation dated 24.08.2015 sealing the petitioners premises and consequential orders of the third respondent in Na.Ka.No.8/15 நாடிது UAC No.10/15, dated 24.08.2015 and quash the same and consequently direct the respondents to remove the seal at the petitioner's building situated in No.385/2, K.P.Road, Nagercoil, Kanyakumari District.

For Petitioner : Mr.F.Deepak

For Respondents : Mr.M.Govindan,

Spl. Govt. Pleader for R1 to R3

O R D E R

(Order of the Court was made by G.R.SWAMINATHAN, J.)

The petitioner questions the impugned proceedings issued by the Local Planning Authority, Nagercoil.

2.The case of the petitioner is that the building in question was put up only after obtaining approval from the Nagercoil Municipality.

3. The third respondent has filed a typed set of papers, in which the deviations in respect of the building in question has been set out in a tabulated format. The same is as under:

Approval Details		Violation Details			
Approval	Present	Sl. No	Description of rule	Present condition at site	Violation
District Municipal Building Rules, 1972					
Basement floor + Ground floor	Basement + Ground + 4 floors	1.	11(4) 1/4 th set back	Not provided	100%
			11(2) (a) front set back as per PP 1.3	Not provided	100%
		2.	12 Parking provision	Not provided	100%
		3.	14(1) 1/8 th ventilation	Not provided	100%
		4.	15(2) (g) W.C.	Not provided	100%
		5.	14(3) Ventilation open space	Not provided	100%
			Location of Site 6 (1) as per PP side width - 6m	5.49 m 43.30sqm.	8.5% 54.42%
DCR Building Rule					
		1.	FSI PC	Not provided	100%
		2.	Front set back.	Not provided	100%
		3.	Side set back	Not provided	100%
		4.	Rear set back	Not provided	100%
		5.	Parking space	Not provided	100%
2. Multistoried Building and Public Building Rules, 1973					
		1.	Parking facilities	Not provided	100%
		2.	14, 18 Fire Safety norms to be adopted	Not obtained	100%

4. The petitioner has not filed any rejoinder controverting the aforesaid allegations made by the authority with respect to the deviations committed by the petitioner.



5. We have heard the learned counsel on either side and perused the materials available on record.

6. The impugned communication merely calls upon the petitioner to remove the unauthorised constructions.

7. Though in the affidavit filed in support of the petition, the petitioner has contended that the building was constructed after taking permission from the local planning authority, the deviations highlighted in the counter affidavit has not really been explained by the writ petitioner.

8. In any event, there is a statutory remedy available to the petitioner under Section 80(A) of the Tamil Nadu Town and Country Planning Act, 1971. The petitioner without resorting to the specific remedy available under the Act, has rushed to this Court and obtained an interim order.

9. The Hon'ble Supreme Court in **Dipak Kumar Mukherjee Vs. Kolkatta Municipal Corporation (2013 (5) SCC 336)** observed that illegal and unauthorised construction of buildings and other structures not only violate the Municipal Laws and the concept of planned development of the particular area but also affect various fundamental and constitutional rights of other persons.

10. The building in question is used by the public. It is a commercial building. Since the public are using the building, it must have a structurally sound building. There is nothing on record to see that the building was constructed in adherence to the safety standards. In any case, the local authority was correct in taking enforcement action. We are therefore of the view that there is no ground made out in this writ petition. We therefore dismiss the writ petition. No costs. Consequently, connected miscellaneous petitions are also dismissed.

Sd/-

Assistant Registrar(RTI)

/True Copy/

Sub Assistant Registrar

To

1. The Director,
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No.807, Anna Salai,
Chennai.



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Ramavarmapuram,
Nagercoil, Kanyakumari District.

+1cc to Mr.F.Deepak, Advocate Sr.No.55304
+1cc to Spl.Government Pleader Sr.No.55723

ARUL

VB/SKN/RSK/SAR4/19/04/2018/4P/6C

Order made in

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and
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