



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. 8464 of 2013

and

M.P. (MD) Nos. 1 to 3 of 2013

F. Stalin

... Petitioner

Vs.

1. The Director,
Town and Country Planning,
807, Anna Salai,
Chennai - 2.

2. The Member Secretary,
Nagercoil Local Planning Authority,
11-A, Ramanpillai Street,
Ramavarmapuram,
Nagercoil - 1.

3. The District Collector/Chairman,
Nagercoil Local Planning Authority,
Nagercoil - 629 001.

4. The Municipal Commissioner,
Nagercoil Municipality,
Nagercoil - 1.

... Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Certiorari mandamus, calling for the records pertaining to the impugned order dated 09.02.2013 in Na.Ka.No.916/11 Na.Vu.Thi.Ku passed by the 2nd respondent and the consequential order dated 06.05.2013 passed by the 2nd respondent and quash the same and further directing the respondents herein not to take any further steps in respect of the petitioner's property in R.S.No.G-6-7/13 in Nagercoil Village, Agasteeswaram Taluk, Kanyakumari District till the disposal of the petitioner's application for regularization pending on the file of the 1st respondent herein.

For Petitioner

: Mr. M. Vallinayagam, senior counsel for
Mr. D. Nallathambi

<https://hcservices.ecourts.gov.in/hcservices/>

For Respondents

: Mr. M. Govindan, Spl. G.P. For RR1 to 3
Mr. P. Athimoolapandian for R4



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 second 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						
Cellar + Ground floor only	Cellar + Ground + 5 floors	1.	11(4) 1/4 th set back	Not provided	100%	
			15(2)(g) stair case ventilation	Not provided	100%	
		2.	12-Parking provision	Not provided	100%	
			14(1) 1/8 th ventilation	Not provided	100%	
		3.	15(1) stair case provision	Not provided	100%	
		4.	14(3) set back provision	Not provided	100%	
Multi-storied and Public Building Rules, 1973						
			1.	4(a) to be declared as MSB since it is beyond 4 storeys	Not provided	100%
			2.	4(b) Minimum width of plot to be 24.50 Mtr.	Not provided	100%
			3.	9-F S.I. - 100	Not provided	100%
			4.	9 Plot Coverage 50%	Not provided	100%
			5.	11(1)(b) Front set back all around atleast 6 mtr.	Not provided	100%
			6.	12(a) Access Way	Not provided	100%
			7.	12(2) Emergency Exit	Not Provided	100%
			8.	13-Parking facilities	Not provided	100%
			9.	14, 18 -Fire Safety norms to be adopted	No NOC obtained	100%

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

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

<https://hcservices.ecourts.gov.in/hcservices/>

6.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.

7. 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.

8. 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 person.

9. 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.

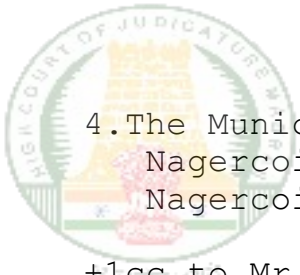
Sd/
Assistant Registrar (T&P)

/True copy/

Sub Assistant Registrar

To

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4.The Municipal Commissioner,
Nagercoil Municipality,
Nagercoil - 1.

+1cc to Mr.D.NALLATHAMBI, Advocate, SR.No.55200

+1cc to M/s.Special Government Pleader,SR.No. 55713

W.P. (MD) No.8464 of 2013
and

M.P. (MD) Nos.1 to 3 of 2013
13.03.2018

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KK/JC/26.04.2018/SAR-2/4P-7C