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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 18.08.2021

CORAM :

THE HONOURABLE MR.JUSTICE G.K.ILANTHIRAIYAN

W.P.No.1952 of 2015

and

M.P.No.2 of 2015

1. R.Parthiban
2. R.Kannan

... Petitioners

-Vs-

1. The State of Tamil Nadu,  
Rep. by its Secretary to Government,  
Housing and Urban Development Department,  
Fort St. George, Chennai - 600 009.
2. The Managing Director,  
Tamil Nadu Housing Board,  
Anna Salai, Nandanam,  
Chennai - 600 035.
3. The Administrative Officer/  
Executive Engineer,  
Tamil Nadu Housing Board,  
Asthampatti,  
Salem.

... Respondents

Prayer :- Writ Petition filed under Article 226 of the Constitution of India praying for the issuance of a Writ of Certiorari, to call for the entire records relating to the impugned under Section 4(1) notification in G.O.Ms.No.371, Housing and Urban Development Department dated 03.06.1981 and subsequently issued notification under Section 6 Declaration of Land Acquisition Act in G.O.Ms.No.449, Housing and Urban Development Department, dated 12.06.1984 issued by the first respondent and quash the same insofar as the petitioners are concerned, since as per under Section 24(2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013) the entire acquisition proceedings become lapsed.



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For Petitioners : Mr.C.Prakasam

For Respondents

For R1 : Mr.Richardson Wilson  
Government Advocate.

For R2 & R3 : Mr.I.Sathish,  
Standing Counsel.

#### ORDER

The Writ Petition has been filed to call for the entire records relating to the impugned under Section 4(1) notification in G.O.Ms.No.371, Housing and Urban Development Department dated 03.06.1981 and subsequently issued notification under Section 6 Declaration of Land Acquisition Act in G.O.Ms.No.449, Housing and Urban Development Department, dated 12.06.1984 issued by the first respondent and quash the same insofar as the petitioners are concerned, since as per under Section 24(2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013) (herein after called as " the New Act") the entire acquisition proceedings become lapsed.

2. Heard Mr.C.Prakasam, learned counsel appearing for the petitioners, Mr.Richardson Wilson, learned Government Advocate appearing for the first respondent and Mr.I.Sathish, learned Standing Counsel appearing for the respondents 2 & 3.

3. The grounds raised by the petitioners in this Writ Petition have already been settled by the Hon'ble Supreme Court of India in the judgment reported in (2020) 8 SCC 129 in the case of Indore Development Authority Vs. Manoharlal and ors etc., which held as follows :-

"366. In view of the aforesaid discussion, we answer the questions as under:

1. Under the provisions of Section 24(1) (a) in case the award is not made as on 1.1.2014 the date of commencement of Act of 2013, there is no lapse of proceedings. Compensation has to be determined under the provisions of Act of 2013.

2. In case the award has been passed within the window period of five years



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excluding the period covered by an interim order of the court, then proceedings shall continue as provided under Section 24(1)(b) of the Act of 2013 under the Act of 1894 as if it has not been repealed.

3. The word or used in Section 24(2) between possession and compensation has to be read as nor or as and. The deemed lapse of land acquisition proceedings under Section 24(2) of the Act of 2013 takes place where due to inaction of authorities for five years or more prior to commencement of the said Act, the possession of land has not been taken nor compensation has been paid. In other words, in case possession has been taken, compensation has not been paid then there is no lapse. Similarly, if compensation has been paid, possession has not been taken then there is no lapse.

4. The expression 'paid' in the main part of Section 24(2) of the Act of 2013 does not include a deposit of compensation in court. The consequence of non-deposit is provided in proviso to Section 24(2) in case it has not been deposited with respect to majority of land holdings then all beneficiaries (landowners) as on the date of notification for land acquisition under Section 4 of the Act of 1894 shall be entitled to compensation in accordance with the provisions of the Act of 2013. In case the obligation under Section 31 of the Land Acquisition Act of 1894 has not been fulfilled, interest under Section 34 of the said Act can be granted. Non-deposit of compensation (in court) does not result in the lapse of land acquisition proceedings. In case of non-deposit with respect to the majority of holdings for five years or more, compensation under the Act of 2013 has to be paid to the "landowners" as on the date of notification for land acquisition under Section 4 of the Act of 1894.

5. In case a person has been tendered the compensation as provided under Section 31(1) of the Act of 1894, it is not open to him to claim that acquisition has lapsed under Section 24(2) due to non-payment or non-deposit of compensation in court. The obligation to pay is





proceedings have been completed and the subject land was taken over by the government and the same was handed over to the requisition body. Further, the requisition body also deposited the compensation as awarded by the Land Acquisition Officer. Therefore, the petitioners failed to satisfy the twin requirements under Section 24 (2) of the New Act i.e., the physical possession of the land was not taken and the compensation has not been paid/tendered/deposited in accordance with law. In view of the dictum laid down by the Hon'ble Supreme Court of India, the issues raised by the petitioners were settled and therefore, the acquisition proceedings have not been lapsed by operation of law under Section 24 (2) of the new Act i.e., Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. In view of the settled position of law, the writ petition is devoid of merits and liable to be dismissed.

5. In the result, the Writ Petition stands dismissed. Consequently, connected miscellaneous petition is closed. There shall be no order as to costs.

Sd/-  
Assistant Registrar(CS-II)

//True Copy//

Sub Assistant Registrar

rts

To

1. The Secretary to Government,  
State of Tamil Nadu,  
Housing and Urban Development Department,  
Fort St. George,  
Chennai - 600 009.
2. The Managing Director,  
Tamil Nadu Housing Board,  
Anna Salai, Nandanam,  
Chennai - 600 035.



3. The Administrative Officer/  
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+1cc to the Government Pleader, S.R.No.41755

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and  
M.P.No.2 of 2015

PL (CO)  
SU (22/09/2021)