



WEB COPY



Writ Petition No.19374 of 2023

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 30.06.2023

CORAM

THE HON'BLE MR.JUSTICE N.ANAND VENKATESH

Writ Petition No.19374 of 2023

Sumathi Swaminathan

...Petitioner

Vs

- 1.The Secretary,
Housing and Urban Development Department,
Fort St. George,
Chennai – 600 015.
- 2.The Director of Town and Country Planning,
Office of the Directorate of Town and Country Planning,
Second, Third and Fourth Floor,
C&E Market Road,
Koyambedu, Chennai – 600 107.
- 3.The Member Secretary,
Erode Town and County Planning Authority Office,
Chennimalai Road,
Opposite to Govt. I.T.T.,
Erode – 638 009.

...Respondents

Prayer :- Writ petition filed under Article 226 of the Constitution of India praying to issue a Writ of declaration to declare the reservation made in respect of the properties in R.S.No.78/1, Block No.2, Plot No.5 (SIMI Garden) in Punjailakapuram Village, Modakurichi Taluk, Erode District forming part of Punjailakapuram Detailed Development Plan No.7 to have lapsed, in view of Section 38 of the Tamil Nadu Town and Country Planning Act, 1971.



Writ Petition No.19374 of 2023

For Petitioner : Mr.M.Guruprasad
For Respondents : Mr.A.M.Ayyathurai
Government Advocate

ORDER

This writ petition has been filed for a direction to declare the reservation made in respect of the properties in R.S.No.78/1, Block No.2, Plot No.5 (SIMI Garden) in Punjailakapuram Village, Modakurichi Taluk, Erode District forming part of Punjailakapuram Detailed Development Plan No.7 has lapsed by virtue of Section 38 of the Tamil Nadu Town and Country Planning Act, 1971 (hereinafter called as 'the Act').

2. Heard Mr.M.Guruprasad, learned counsel for petitioner and Mr.A.M.Ayyathurai, learned Government Advocate appearing for respondents.

3. The case of the petitioner is that Punjailakapuram Detailed Development Plan No.7 was announced and it was approved by the third respondent through proceedings in ROC No.77/2005/ELAP. According to the petitioner, no steps were taken to acquire the lands and it continued to be in possession and enjoyment of the petitioner. Hence, according to the petitioner,



Writ Petition No.19374 of 2023

the development plan itself has lapsed in view of Section 38 of the Act.

Accordingly, the petitioner has sought for a declaration to declare that the Development Plan No.7 has lapsed.

4. The main issue that has been urged before this Court is that the detailed development plan has lapsed under Section 38 of the Act, since the land has not been acquired within a period of three years from the date of publication of the notice under the Tamil Nadu Gazette.

5. This Court has consistently held that if the land has not been acquired within a period of three years from the date of publishing the detailed development plan in the Gazette, the concerned lands shall be deemed to be released from such reservation. In the present case, the respondents had failed to take any steps to acquire the subject land therefore, by operation of Section 38 of the Act, the scheme has lapsed.

6. In view of the above discussion, the subject property belonging to the petitioner stands released from the detailed development plan.



Writ Petition No.19374 of 2023

N.ANAND VENKATESH., J

SSR

This writ petition is disposed of accordingly. No costs.

30.06.2023

Neutral Citation: Yes/No

Index: yes/no

Speaking Order/Non-Speaking Order

SSR

To

- 1.The Secretary,
Housing and Urban Development Department,
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Writ Petition No.19374 of 2023

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