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BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 12.06.2023

CORAM

THE HONOURABLE MR.JUSTICE **C.V.KARTHIKEYAN**

W.P.(MD)No.6235 of 2023

U.Vinothkumar

... Petitioner

vs.

1.The Director,
Directorate of Town and Country Planning,
2nd, 3rd and 4th Floor, C & E Market Road,
Koyembedu, Chennai- 600 107.

2.The Member Secretary,
Madurai Local Planning Authority,
Sector-6, Anaiyur-Mudakkathan Main Road,
Koodalpuhur, Madurai – 625 017.

... Respondents

PRAYER: Writ Petition filed under Article 226 of the Constitution of India for issuance of Writ of Mandamus, to direct the respondents No.1 and 2 to release the petitioner's land measuring of 50 cents situated in Survey No.467/8 (part) with a corresponding T.S.No.5/8B in Madakulam Village, Thiruparankundram Taluk, Madurai District treating the “Madurai Local Planning Area South West Extension Part IX Region C.No.7715, DPCP No.10905/92 DP2 of Detailed Development Plan Map No.4 of Madurai Local Planning Area as lapsed under Section 38 of Tamil Nadu Town Country Planning Act, 1971.



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For Petitioner :Mr.M.Gururaj
For Respondents :Mr.N.Muthu Vijiayan
Special Government Pleader

ORDER

The Writ Petition has been filed in the nature of a Mandamus seeking a direction to the respondents No.1 and 2 to release the petitioner's land measuring 50 cents situated in Survey No.467/8 (part) with a corresponding T.S.No.5/8B in Madakulam Village, Thiruparankundram Taluk, Madurai District treating the “Madurai Local Planning Area South West Extension Part IX Region C.No.7715, DPCP No.10905/92 DP2 of Detailed Development Plan Map No.4 of Madurai Local Planning Area” as lapsed under Section 38 of Tamil Nadu Town Country Planning Act, 1971.

2.Heard Mr.M.Gururaj, learned Counsel for the petitioner, Mr.N.Muthu Vijayan, learned Special Government Pleader for the respondents.

3.The learned Counsel for the petitioner stated that under Section



38 of the Act, the land should be released if within three years from the date of publication of the notice in the Tamil Nadu Government Gazette, the land had not been acquired.

4. In this connection, the learned Counsel for the petitioner had placed reliance on an earlier order in ***W.P.(MD)No.9118 of 2009 [A.George (died) and another vs The Member Secretary, Thanjavur Local Planning Authority and others]***, wherein, this Court had examined the very same issue and had finally stated as follows.

“12. Likewise, there is no dispute or disagreement that there is no acquisition of aforesaid land that was reserved in the instant case.

13. Therefore, in the considered view of this Court, it follows as an indisputable sequitur that the land reserved in the instant case i.e., case on hand also stands released by operation of Section 38 of T.N.T.C.P.A Act.

14. The further sequitur is that the impugned order made by the third respondent has to be set aside.

15. In the light of narrative thus far, instant writ petition is allowed. There shall be no costs.”

5. It is also stated that another learned Single Judge of this Court in ***W.P.(MD)Nos.29118-29120 of 2022, [Rahman Beevi vs the Director, Directorate of Town and Country Planning and another]***, dealt with Karanthai Detailed Development Plan Part-VI and by an order, dated



20.01.2023 had stated as follows:

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“2.The petition mentioned land was reserved for road purposes in the detailed development plan in the year 1988. Section 38 of the Tamil Nadu Town and Country Planning Act, 1971 is follows:-

“38. Release of land.- If within three years from the date of the publication of the notice in the Tamil Nadu Government Gazette under section 26 or section 27- (a) no declaration as provided in sub-section (2) of section 37 is published in respect of any land reserved, allotted or designated for any purpose specified in a regional plan, master plan, detailed development plan or new town development plan covered by such notice; or (b) such land is not acquired by agreement, such land shall be deemed to be released from such reservation, allotment or designation.”

3.In this case, within three years from the date of publication of the detailed development plan, the land was not acquired. Since consequential steps were not taken, it is declared that the reservation made in respect of the petition mentioned land is deemed to have lapsed. It stands released from such reservation in view of the aforesaid statutory provision. The respondents are directed to make the necessary changes in the revenue record.

4.These writ petitions are allowed accordingly. No costs.”

6.The reasons therein enure to the petitioner also. Accordingly, since the land had not been acquired within a period of three years from the date of publication of the detailed development plan and since consequential steps have not been taken, I hold that the land stands released from such reservation. The respondents are directed to make necessary changes in the revenue records.



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7.The Writ Petition stands allowed. No order as to costs.

Index :Yes / No
Internet :Yes
NCC : Yes/No

12.06.2023

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To

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2.The Member Secretary,
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C.V.KARTHIKEYAN, J.

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Order made in
W.P.(MD)No.6235 of 2023

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