

W.P.(MD).No.25526 of 2024

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BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 21.01.2025

CORAM

THE HONOURABLE MRS.JUSTICE L.VICTORIA GOWRI

W.P.(MD).No.25526 of 2024

K.Satesh

... Petitioner

Vs.

1.The Director,
Town and Country Planning Department,
CMDA Building,
Koyambedu,
Chennai – 600 017.

2.The Joint Director/Member Secretary,
Tiruchirappalli Local Planning Authority,
Tiruchirappalli,
Tiruchirappalli District.

3.The Assistant Director,
Tiruchirappalli Local Planning Authority,
Tiruchirappalli,
Tiruchirappalli District.

... Respondents

Prayer : Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Declaration, to declare the reservation in respect of the Petitioner's Plot No.18 in the layout named 'Ram Nagar Phase-I' comprised 0.95.5 Ares (Acre 1.18 Cents) under Survey No.110/3, New T.S.No.21/33, Ward-I, Block - 6, in Pandamangalam Village, Ko-Abishegapuram Zone of Tiruchirappalli Corporation, Tiruchirappalli West Taluk, Tiruchirappalli District, under the Pandamangalam Detailed



W.P.(MD).No.25526 of 2024

Development Plan No.2 approved in Roc. No.14828/05 DP-3 dated 23.08.2005 by the 1st respondent to have lapsed in the light of the Section 38 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act of 1972).

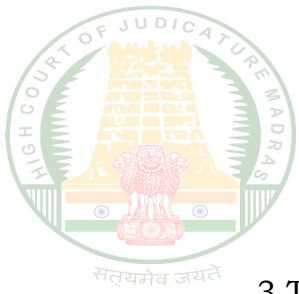
For Petitioner : Mr.K.Ponnaiah

For Respondents 1 to 3 : Mr.T.Amjad Khan,
Government Advocate

ORDER

This Writ Petition is filed, to declare the reservation in respect of the Petitioner's Plot No.18 in the layout named 'Ram Nagar Phase-I' comprised 0.95.5 Ares (Acre 1.18 Cents) under Survey No.110/3, New T.S.No.21/33, Ward-I, Block - 6, in Pandamangalam Village, Ko-Abishegapuram Zone of Tiruchirappalli Corporation, Tiruchirappalli West Taluk, Tiruchirappalli District, under the Pandamangalam Detailed Development Plan No.2 approved in Roc. No.14828/05 DP-3 dated 23.08.2005 by the 1st respondent to have lapsed in the light of the Section 38 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act of 1972).

2.Heard the learned counsels on either sides and carefully perused the materials available on record.

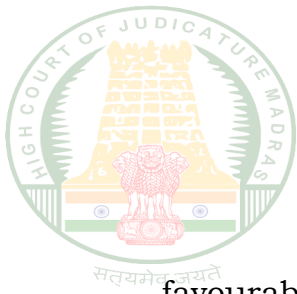


W.P.(MD).No.25526 of 2024

WEB COPY

3.The petitioner purchased a plot No.18 in the layout named 'Ram Nager Phase – I' comprised 0.95.5 Ares (Acre 1.18 Cents) under Survey No. 110/3, New T.S.No.21/33, Ward-I, Block - 6, in Pandamangalam Village, Ko-Abishegapuram Zone of Tiruchirappalli Corporation, Tiruchirappalli West Taluk, Tiruchirappalli District, under a sale deed in Doc. No.3308/2024 dated 07.08.2024 registered before Thillainagar Sub Registrar Office, Tiruchirappalli District and subsequently, a rectification deed was also registered under Doc.No.3673/2024 dated 02.09.2024. The respondents had taken steps to extend the area and for which the respondents had prepared the Pandamangalam Detailed Development Plan No.2 and after following procedures, the respondents have published the approval of the the detailed development plan and his property was included in the said plan. However, no action was taken for acquiring land property. The respondents ought to have released the aforesaid property since it is lapsed as per Section 38 of the Tamil Nadu Town and Country Planning Act, 1971. The petitioner's lands reserved under the Detailed Development Plan for the purpose of scheme roads have not been acquired till date and remain in the petitioner's possession and enjoyment.

4.The matter in hand is no more *res integra* and this Court in another case in W.P.(MD)No.20277 of 2024, dated 23.09.2024, has already passed



W.P.(MD).No.25526 of 2024

WEB COPY

favourable order to the petitioner therein and the relevant portion of the same is extracted as follows:-

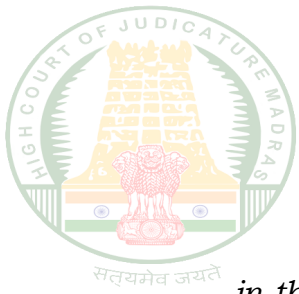
“5. It is relevant to extract Sections 37 and 38 of the Act for easy reference:~

'37.Power to purchase or acquire lands specified in the development plan.~

(1)Where after the publication of the notice in the Tamil Nadu Government Gazette of preparation of a regional plan, master plan, detailed development plan or a new town development plan, as the case may be, any land is required, reserved or designated in such plan, the appropriate planning authority may, either enter into agreement with any person for the acquisition from him by purchase of any land which may be acquired under section 36 or make an application to the Government for acquiring such land under the Land Acquisition Act, 1894 (Central Act I of 1984):

Provided that if the value of such land exceeds fifty thousand rupees the appropriate planning authority shall not enter into such agreement without the previous approval of the Government.

(2) On receipt of an application made under subsection (1), if the Government are satisfied that the land specified in the application is needed for the public purpose specified therein, they may make a declaration to that effect in the Tamil Nadu Government Gazette, in the manner provided in section 6 of the Land Acquisition Act, 1894 (Central Act I of 1894), in respect of the said land. The declaration so published shall, notwithstanding anything contained



W.P.(MD).No.25526 of 2024

WEB COPY

in the said Act, be deemed to be a declaration duly made under the said section 6 of the said Act:

Provided that no such declaration in respect of any particular land covered by a notice under section 26 or section 27 shall be made after the expiry of three years from the date of such notice.

(3) On the publication of such declaration, the Collector of the district within whose jurisdiction the land is situate, shall proceed to take order for the acquisition of such land under the said Act; and the provisions of that Act shall, so far as may be, apply to the acquisition of the said land with the modification that the market value of the land shall be the market value prevailing on the date of publication of the notice in the Tamil Nadu Government Gazette under section 26 or section 27, as the case may be.

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.'



W.P.(MD).No.25526 of 2024

WEB COPY

6. A perusal of the above Sections make it very clear that within three years from the date of publication of the notice, if no acquisition of land is made 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, such land shall be deemed to be released from such reservation, allotment or designation. Though the proviso also enables the Government to issue notification extending the period, till date, no such notification has been issued.”

5. Fully fortified by the aforesaid order, this Court is of the considered view that the land belonging to the petitioner has not been acquired so far, within the mandatory period as required by Sections 37 and 38 of the Tamil Nadu Town and Country Planning Act, 1971. Such land shall be deemed to be released from such reservation. The respondents shall release the land of the petitioners, if no such notification is issued.

6. Accordingly, this Writ Petition stands disposed of. No costs.

21.01.2025

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



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W.P.(MD).No.25526 of 2024

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W.P.(MD).No.25526 of 2024

L.VICTORIA GOWRI, J.

Mrn

W.P.(MD).No.25526 of 2024

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