



W.P.(MD) No.33709 of 2025

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED : 25.11.2025

CORAM:

THE HONOURABLE Ms.JUSTICE P.T.ASHA

W.P.(MD) No.33709 of 2025

R.Rajagopal Tondaiman

... Petitioner

-VS-

1.The Joint Director of Town and Country Planning,
Tiruchirappalli Region,
Tiruchirappalli District.

2.The Commissioner,
Tiruchirappalli Corporation,
Tiruchirappalli.

3.The Junionr Engineer,
Ponmalai Zone,
Tiruchirappalli City Corporation,
Barathidasan Salai,
Cantonment, Trichy.

... Respondents

Prayer: Petition filed under Article 226 of the Constitution of India, to issue a Writ of Mandamus directing the third respondent to grant building permission for the petitioner's development in T.S.No.1/1A part, Block 5, Ward AB, Ponmalai Zone, Tiruchirappalli in furtherance of the approval granted by the first respondent in Planning permission in online application No.SWPBPA/304475/2024 dated 16.05.2025 within the time that may be stipulated by this Court.



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For Petitioner	: Mr.M.Mahaboob Athiff
For Respondents	: Mrs.S.Jeya Priya
	Government Advocate (for R1)
	Mr.J.Sriprasad for
	M/s.R.B.Law Associates (for R2 & R3)

ORDER

This writ petition has been filed seeking mandamus directing the third respondent to grant building permission for the petitioner's development in T.S.No.1/1A part, Block 5, Ward AB, Ponmalai Zone, Tiruchirappali in furtherance of the approval granted by the first respondent in Planning permission in online application No.SWPBPA/304475/2024 dated 16.05.2025 within the time that may be stipulated by this Court.

2. Heard the learned counsel appearing for the petitioner and Mrs.S.Jeya Priya, learned Government Advocate, who takes notice on behalf of the first respondent and Mr.J.Sriprasad, learned counsel, who takes notice on behalf of the respondents 2 and 3.

3. By consent, this writ petition is taken up for final disposal at the admission stage itself.



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4. It is the case of the petitioner that he is the owner of the land measuring an extent of 2084.76 sqmt in T.S.No.1/1A part, Block 5, Ward AB, Ponmalai Zone, Tiruchirappalli. The petitioner intended to develop the said property by constructing residential apartments, for which purpose, he had executed a power of attorney in favour of one P.Ravichandran vide Doc No.4465 of 2023 dated 28.06.2023. Pursuant thereto, the petitioner submitted an application enclosing all the requisite documents through the single window portal before the first respondent seeking planning permission. The first respondent vide his proceedings dated 16.05.2025 granted planning permission and accordingly, forwarded the same to the third respondent for issuance of building permission. However, despite the lapse of more than six months, the third respondent has not taken any steps to grant building permission. In this regard, the petitioner has submitted a representation on 30.08.2025 requesting early issuance of building permission, but the same has not been acted upon. Hence, the petitioner has approached this Court.

5. It is seen that on 16.05.2025, the Joint Director of Town and Country Planning, Trichy, has granted the building plan approval and thereafter, the matter



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has been kept in cold storage by the third respondent without taking any further action. In view of the same, mandamus is issued directing the third respondent to consider the representation of the petitioner dated 30.08.2025 for grant of building permission for the proposed development in T.S.No.1/1A part, Block 5, Ward AB, Ponmalai Zone, Tiruchirappali, taking into consideration of the fact that the permission already given by the Directorate of Town and Country planning and pass appropriate orders thereon, within a period of within 4 weeks from the date of receipt of a copy of this order.

6. With the above direction, this Writ Petition is disposed of. No costs.

25.11.2025

NCC : Yes/No
Index : Yes/No
Rmk



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To

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P.T.ASHA, J.

Rmk

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