IN THE HIGH COURT OF JHARKHAND AT RANCHI
W.P.(C) No. 5205 of 2015

M/s Technovation Corporation situated at Plot No. 16, Kokar Industrial Area, Kokar, Ranchi through its proprietor, Sushanta Kumar Ghosh, son of Late Jagadish Chandra Ghosh, resident of Choudhary Bagan (behind Surendra Nath Centenary School) Deepatoli, P.O. RIMS, P.S. Sadar, Town and District, Ranchi.

..... … Petitioner

Versus

1. Ranchi Industrial Area Development Authority having its office at RIADA Bhawan, Namkum, Ranchi Industrial Area, Namkum. through its Managing Director.
2. Managing Director, Ranchi Industrial Area Development Authority having its office at RIADA Bhawan, Namkum, Ranchi Industrial Area, Namkum, Ranchi.
3. Secretary, Ranchi Industrial Area Development Authority. having its office at RIADA Bhawan, Namkum Industrial Area, Namkum, Ranchi.
4. Estate Officer, Ranchi Industrial Area Development Authority, having its office at RIADA Bhawan, Namkum Industrial Area, Namkum, Ranchi.
5. M/s Purohit Conveyor Belting Pvt. Ltd. Having its Head office at 16P & 17 Kokar Industrial Area, Kokar, Ranchi through its Director Binod Purohit son of Shri K.D. Purohit having Office at 16P & 17, Kokar Industrial Area, Kokar, P.S. Sadar, Town and District Ranchi.

..... … Respondents

CORAM : HON'BLE MR. JUSTICE SANJAY KUMAR DWIVEDI

For the Petitioner : Mr. Anand Kumar Pandey, Advocate.
For the Resp. Nos. 1 to 4 : Mr. C.A. Bardhan, Advocate.
For the Resp. No. 5 : Mr. Pawan Kumar Pathak, Advocate.

15/ 02.11.2026 Heard learned counsel appearing for the petitioner and learned counsel appearing for the respondents.

2. This writ petition has been filed under Article 226 of the Constitution of India for quashing of the Office Order No. 72 of 2015 issued under Memo No. 1211 dated 31.08.2015 by the Managing Director, Ranchi Industrial Area Development Authority (RIADA).

3. Learned counsel appearing for the petitioner submits that the petitioner has earlier moved before this court by filing W.P.(C) No. 2340 of 2008, which has been disposed of in terms of the order dated 25.07.2012. He next submits that in view of said order, the petitioner has filed a representation before the authority concerned, however, by the impugned order, the land of the petitioner has been reduced to 7632 sq. ft. from 9185 sq. ft. and demand has been issued. He submits that the said order is not in accordance with law. He further submits that the petitioner is ready to pay the amount.

4. Learned counsel appearing for the respondent Nos. 1 to 4-RIADA submits that on 09.12.1987, an area of 9185 sq. ft. was allotted to Smt. Roy Pratibha Mishra, being the proprietor of /s Technovation Corporation, which is the petitioner. He next submits that by letter dated 14.09.1990, the allotment of the land was cancelled by respondent No. 2 due to violation of the terms and conditions of allotment order, however, considering the request of Smt. Roy, fresh allotment of the same piece of land was allotted by way of Annexure-3. He next submits that on 04.02.1992, a partnership deed was made between Smt. Roy Pratibha Mishra and the petitioner having 51% and 49% shares respectively by way of Annexure-4. He then submits that on 02.03.1993, respondents approved the change of constitution from proprietorship to partnership, contained in annexure-7 of the writ petition. He also submits that on 10.01.1995, the original allottee Smt. Roy Pratibha Mishra retired vide deed of retirement, contained in annexure-8. He submits that thereafter the petitioner requested the respondents on 07.12.2004 for approval of deed of retirement and also change of Constitution from partnership to proprietorship.

5. Learned counsel appearing for the RIADA submits that in view of the request made by the petitioner, the respondents made fresh allotment of land to the petitioner on 09/05/2005 as proprietorship

having an area of 9,185 sq.ft. and respondents also directed petitioner to pay Rs. 3,45,389.94 for the current cost of land. He submits that the said amount was calculated after deduction of paid land cost of old allottee. He also submits that memo No.-26, 95, dated 24/08/1994, respondent No.-2 issued office order No.-94/94 with regard to change of the Constitution of unit. He further submits that till date, the petitioner did not pay the land cost in spite of several notices. He also submits that the petitioner is having an occupation on the same area, which was in his possession on 02.03.1993 to 08.05.2005 as partner and thereafter the same area of land is in possession of the petitioner as proprietor from 09.05.2005 till date. He then submits that the petitioner has filed a representation before the authority concerned stating therein that land which was in his possession since 1993 was actually 7632 sq. ft. instate of 9185 sq. ft. He submits that in light of order dated 25.07.2012, passed in W.P.(C) No. 2340 of 2008, the area of the land of the petitioner has been reduced from 9185 sq. ft. to 7632 sq. ft., as 1590 sq. ft. of that land has already been allotted to M/s Jay Rubber Industries vide letter no. 604 dated 22.03.1984 and possession was given on 22.07.1985 and leased deed was also executed on 29.12.1987, that land has now been allotted to respondent No. 5, which is contained in Annexure-A and A/1 of the counter affidavit filed on behalf of respondent No. 5.

6. Learned counsel appearing for the respondent No. 5 submits that the counter affidavit has been filed on behalf of respondent No. 5, wherein the allotment letter and possession letter have been annexed. He next submits that prior to allotment to the petitioner, 1590 sq. ft. of that plot was already allotted to respondent No. 5 and the respondent No. 5 is still in possession and production of conveyor belts are being made. In view of that he submits that the concerned authority has rightly passed the said order.

7. In view of the above submissions of learned counsel appearing for the parties and after going through the materials including the annexures, it transpires that on 09.12.1987, an area of 9185 sq. ft. was allotted to Smt. Roy Pratibha Mishra, being the proprietor of M/s Technovation Corporation, which is the petitioner in the form of proprietorship, as noted in the argument of learned counsel appearing for the parties. Pursuant to the order dated 25.07.2012, passed in W.P.(C) No. 2340 of 2008, the area of the land of the petitioner has been reduced from 9185 sq. ft. to 7632 sq. ft., as 1590 sq. ft. of that land has already been allotted to M/s Jay Rubber Industries vide letter no. 604 dated 22.03.1984 and possession was given on 22.07.1985 and lease deed was also executed on 29.12.1987, that land was already allotted to respondent No. 5, which is contained in Annexure-A and A/1 of the counter affidavit filed on behalf of respondent No. 5, in which, the respondent no. 5 is running a unit of doing the production of conveyor belts. It has also come that by the impugned order, by way of reducing the area, the allotment has been made to the petitioner and direction has been made to pay the payment, however, till date, no farthing has been paid by the petitioner to the concerned authority i.e. the RIADA.

8. As such, no case of interference is made out, as the petitioner itself is on latches. Accordingly, this petition is dismissed.

(Sanjay Kumar Dwivedi, J.)

Dated:-02.11.2026
Amitesh/-