



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-02-2026

CORAM

THE HON'BLE MR.JUSTICE V. LAKSHMINARAYANAN

WP No. 5507 of 2026

Chintalapudi S.B.Sanyasi Rao
D.No.4-9-029 Kamichetty Street,
Yanam-Puducherry UT-533 464

..Petitioner(s)

Vs

1. Union of India
The Government of Puducherry,
Rep. by its Chief Secretary,
Chief Secretariat, Goubert Avenue,
Puducherry-605 001.
2. The Chief Town Planner
Town and Country Planning Department,
Jawahar Nagar, Bhoomianpet,
Reddiarpalayam, Puducherry-605 005.
3. The Member Secretary
Yanam Planning Authority,
Yanam, Puducherry UT-533 464.

..Respondent(s)

Prayer: This petition has been filed under Article 226 of the Constitution of India, directing the respondents 1-3 (one to three) to pass necessary orders to reclassify the land zone owned and enjoyed by our family since 1981 from Industrial Zone into Commercial cum Residential Zone, measuring about 1254.33 M² comprised in T.S.No.A/9/28/10Apt, situate in Mettacur, Yanam Puducherry UT.

For Petitioner(s): Mr.S.Venkata Krishna Kumar

For Respondent(s): Ms.V.Usha, AGP (P)



ORDER

The petitioner states that his father one, Chintalapudi Krishna Murthy, became the owner of the property comprised in Survey No. 228/10(pt) comprised present Town Survey No. A/9/28/10Apt situated in Mettacur, Yanam Town, Puducherry Union Territory by way of a registered Sale-deed on 06.05.1981. Thereafter, the petitioner and his siblings partitioned the property by way of a registered Partition-deed dated 21.01.2019. The area had been classified as an industrial area and consequently, the petitioner could not implement his idea of constructing a shopping complex therein. Hence, he made a representation dated 19.02.2029 to the Yanam Planning Authority seeking reclassification of land from industrial zone to commercial-cum-residential zone. The Chief Town Planner of Yanam Planning Authority responded that the request for reclassification will be considered, when the Government comes out with the comprehensive development plan for Yanam.

2. In the meantime, the petitioner states that the oil and rice mill, that was being run in the petitioner's premises, had closed down on account of it becoming financially unviable. Hence, the petitioner yet again renewed his request for reclassification. The basic plea being there no industrial activity going on in the said area and since he did not want the property to be a burden, he sought for the aforesaid reclassification.



3. As the matter was pending before the authorities for nearly seven years, he is before this Court by way of the present writ petition.

4. I heard Mr.S.Venkata Krishna Kumar for the petitioner and Ms.V.Usha for the respondents.

5. Ms.Usha states that the proposal for reclassification has been considered in terms of Section 17 of the Puducherry Town and Country Planning Act, 1969. The Planning Authority of Yanam has reclassified Town Survey No. 28/10 into three sub divisions, viz., 28/10A, 28/10B and 28/10C. It has been proposed to recategorize the area from industrial zone to mixed commercial zone. This decision was taken on 13.01.2026 and has been forwarded for appropriate action to the Government of Puducherry. She states that the third respondent has completed its task and now it is up to the first respondent to issue notification. She states that the notification would be issued within a period of three months from today(24.02.2026).

6. With the above observation, this writ petition is disposed. No costs.

24-02-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

Maya



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V.LAKSHMINARAYANAN, J.

Maya

To

1. The Chief Secretary,
Chief Secretariat,
Goubert Avenue, Puducherry-605 001.
2. The Chief Town Planner
Town and Country Planning Department,
Jawahar Nagar, Bhoomianpet,
Reddiarpalayam, Puducherry-605 005.
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