



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 22-06-2026

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THE HON'BLE MR JUSTICE M.DHANDAPANI

WP Nos.6245 of 2020 and 15673 of 2022

and

WMP Nos.7360 and 7362 of 2020

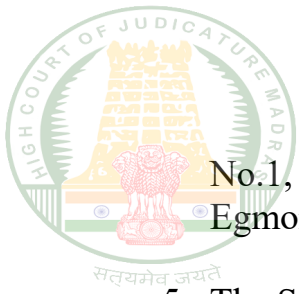
C.Nedumudikilli
S/o.K.M.Chokan,
No.22/ 26, Sanmugasundaram Street,
Mutamil Nagar, Saligramam,
Chennai- 93.

..Petitioner

in both petitions

Vs

1. The State of Tamil Nadu
Rep by its Secretary to Government,
Urban and housing Department,
Fort.St. George, Chennai- 600 009.
2. The State of Tamil Nadu
Rep by its Secretary to Government
Forest Department,
Fort St. George,
Chennai- 600 009.
3. The District Collector
Office of the Collector,
Kancheepuram Collectorate,
Kancheepuram District.
4. The Secretary
Chennai Metropolitan Development Authority

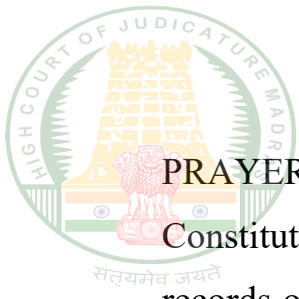


No.1, Gandhi Irwin Road,
Egmore, Chennai 600 008.

5. The State of Tamil Nadu
Rep by its Principal Chief and Conservator of
Forests, Panagal Maligai,
Chennai- 600 015.
6. The Forest Settlement Officer
Thiruvallur High Road, Chinna Ekkadu,
Jaya Nagar, Thiruvallur- 602 001.
7. The Superintendent and District Forest Officer
Chengalpattu Division,
Kancheepuram.
8. The Chief Engineer PWD (WRO)
CSIR Road, Tharamani,
Chennai- 600 113.
9. The Joint Sub- Registrar- I
Office of the Joint Sub- Registrar- I,
Saidapet, Chennai- 600 015.

..Respondents
in both petitions

PRAYER in W.P.No.6245 of 2020: Writ Petition filed under Article 226 of Constitution of India, to issue a Writ of Certiorarified Mandamus, calling for the records of the 4th Respondent's impugned communication bearing Proceedings No.R1/ 11402 / 2014 dated 02.02.2016 rejecting the land use request for the Re-Classification in respect of the lands situated in Survey No.429 / 1B, 429/1A1F2 and 429/ 1A1B in Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, measuring an extent of 2.32 acres and to quash the same, consequentially direct the 4th Respondent to grant Re- Classification permission to deal with the property in accordance with law before the 9th Respondent.



PRAYER in W.P.No.15673 of 2022: Writ Petition filed under Article 226 of Constitution of India, to issue a Writ of Certiorarified Mandamus, calling for the records of the 4th Respondent's impugned communication bearing Proceedings No.R1/ 11402 / 2014 dated 02.02.2016 rejecting the land use request for the Re-Classification in respect of the lands situated in Survey No.429 / 1B, 429/1A1F2 and 429/ 1A1B in Pallikaranai Village, Sholinganallur Taluk Kancheepuram District, measuring an extent of 2.32 acres and to quash the same, consequentially direct the 4th Respondent to grant Re- Classification permission to deal with the property in accordance with law before the 8th Respondent.

In both the writ petitions

For Petitioner(s): Mr.Selvam Soundar

For Respondent(s): Mr.C.Prabakaran
Government Counsel for R1 to R3
and R5 to R9
Ms.P.Veena Suresh for R4

COMMON ORDER

These two writ petitions have been filed challenging the impugned communication of the 4th respondent dated 02.02.2016 rejecting the land use request for the Re-Classification in respect of the lands situated in Survey No.429 / 1B, 429/1A1F2 and 429/ 1A1B situated in Pallikaranai Village, Sholinganallur Taluk Kancheepuram District, measuring an extent of 2.32 acres and to quash the same, consequentially direct the 4th Respondent to grant Re-

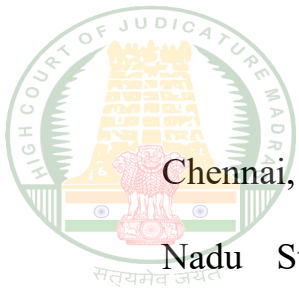


Classification permission to deal with the property in accordance with law before the 8th and 9th Respondents.

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2.The learned counsel for the petitioner would submit that the petitioner has purchased the land comprised in Survey No.429 / 1B, 429/1A1F2 and 429/1A1B situated in Pallikaranai Vilalge, Sholinganallur Taluk, Kancheepuram District, measuring an extent of 2.32 acres, under registered sale deeds dated 15.12.2004 and 16.12.2004 with the intention of developing the property. At the time of purchase, the surrounding areas had already been developed into residential layouts. Subsequently, the petitioner came to know that the subject land had been classified as “Swamp Area” in the Second Master Plan. Seeking reclassification of the land, the petitioner approached the CMDA. However, the CMDA refused to reclassify the land on the ground that as per the Second Master Plan, the subject land did not have access to a road and was classified as a Swamp Area. Consequently, the CMDA declined to reclassify the land as a Residential Zone. Aggrieved by the said decision, the petitioner has filed the present writ petition.

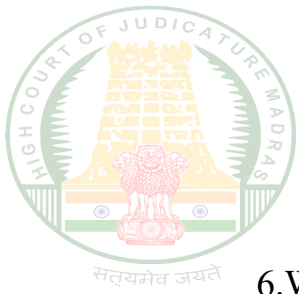
3.However, the learned counsel for the petitioner would submit that with respect to the very same issue, the National Green Tribunal, Southern Zone,



Chennai, issued directions to the Water Resources Department (WRD), Tamil Nadu State Wetland Authority (TNSWA), and Chennai Metropolitan Development Authority (CMDA), to work in coordination and expedite the preparation of the Integrated Management Plan (IMP), based on the survey of the Ramsar Site Wetland and the guidelines required for the conservation and maintenance of the Ramsar Site, while considering the grant of planning permit by concerned authorities.

4.The learned counsel would further submit that, in view of the directions issued by the National Green Tribunal, this Court may permit the petitioner to submit a fresh application after a decision is taken by the Tamil Nadu State Wetland Authority (TNSWA), and Chennai Metropolitan Development Authority (CMDA).`

5.Recording the said submission and without interfering with the order impugned, this Court grants liberty to the petitioner to submit a fresh application after the publication of the Third Master Plan by the competent authorities in accordance with the guidelines and directions issued by the National Green Tribunal.



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6. With the above observations and directions, these writ petitions are disposed of. There shall be no order as to costs. Consequently, connected miscellaneous petitions are closed.

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Index: Yes/No

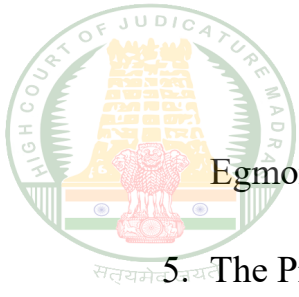
Speaking/Non-speaking order

Neutral Citation: Yes/No

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To

1. The Secretary to Government,
Urban and Housing Department,
Fort.St. George,
Chennai- 600 009.
2. The Secretary to Government
Forest Department,
Fort St. George, Chennai- 600 009.
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Office of the Collector, Kancheepuram
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9. The Joint Sub- Registrar- I
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Chennai- 600 015.



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WP Nos.6245 of 2020 & 15673 of 2



M.DHANDAPANI, J.

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