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1+IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 26-03-2026**

CORAM

**THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM**

**AND**

**THE HON'BLE MR.JUSTICE K. SURENDER**

**WA No. 230, 234, 235,238,239 & 242 of 2023  
and**

**CMP Nos. 2483, 2482, 2478, 2463, 2447 & 2492 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255/DA/48D Mettu Street, Samiappa Nagar,  
Perambalur - 621 212.

..Appellant(s)

Vs

1. Selvarani  
W/o. Krishnamurthi, Door No. 50/1, MGR  
Thidal, Thidir Kuppam, Circle No. 30, Ward  
No. 10, Kurinijipadi Taluk, Cuddalore District.
2. The Chairman  
TN Industrial Development Corporation  
Limited, (A Govt. of Tamil Nadu Enterprises),  
No.19-A Rukkmani Lakshmipathy Road  
(Marshalls Road), Egmore, Chennai 8
3. The District Collector  
Office of the District Collector, Perambalur  
District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Ltd.,  
156-159, Baicca House, Sardarpatel Road,  
Secundarabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Ltd.  
Rep by its Authorized Signatory,  
Srinivasalu Reddy,



156-159, Baicca House, Sardarpatel Road,  
Secundarabad 500 003, Andrapradesh State

7. The Director Of Town And Country Planning,  
Perambalur District  
(R7-Impleaded Suo Motu as party respondent,  
vide order of Court dated 08/02/2023 made in  
WA.Nos.230,234,235,238,239 and 242 of  
2023 and  
CMP.Nos.2447,2463,2478,2482,2483 AND  
2492/2023 (TR., ACJ & DBCJ)

..Respondent(s)

**WA No. 238 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255/DA/48D Mettu Street, Samiappa Nagar,  
Perambalur - 621 212.

..Appellant(s)

Vs

1. K. Periyasamy  
S/o. Kannan, Door No. 76, MGR Street, Circle  
No. 30, Ward No. 10, Kurinjipadi Taluk,  
Neyveli - 7, Cuddalore District.
2. The Chairman  
TN Develop. Corpn. Ltd., (A Govt. of Tamil  
Nadu Enterprises), No.19-A Rukkmani  
Lakshmipathy Road (Marshalls Road),  
Egmore, Chennai 8
3. The District Collector  
Office of the District Collector, Perambalur  
District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Ltd.,  
156-159, Baicca House, Sardarpatel Road,  
Secundarabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Ltd.  
Rep by its Authorized Signatory Srinivasalu  
Reddy, 156-159, Baicca House, Sardarpatel



Road, Secunderabad 500 003, Andrapradesh State

7. The Director Of Town And Country Planning, Perambalur District  
Impleaded Suo Motu as party respondent, vide order of Court dated 08/02/2023 made in WA.Nos.230,234,235,238,239 and 242 of 2023 AND  
Cmp.Nos.2447,2463,2478,2482,2483 AND 2492/2023 (TR., ACJ & DBCJ)

..Respondent(s)

**WA No. 234 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255 / DA/ 48D Mettu Street, Samiappa Nagar,  
Perambalur 621 212.

..Appellant(s)

Vs

1. Lakshmi  
W/o.Late Palanivel, Door No.22/4, East Street,  
Melakuppam, Viridhachalam Taluk, Cuddalore  
607 802, Cuddalore District.
2. The Chairman  
TAMIL NADU Industrial  
Develop. Corpn. Ltd., (A Govt. of Tamil Nadu  
Enterprises), No.19-A Rukkmani Lakshmipathy  
Road (Marshalls Road), Egmore, Chennai 8
3. The District Collector  
Office of the District Collector, Perambalur  
District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Limited  
156-159, Baicca House, Sardar Patel Road,  
Secunderabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Limited  
Rep by its Authorized Signatory Srinivasalu  
Reddy, S/o.P.Janarathana Reddy, 156-159,



Baicca House, Sardar Patel Road,  
Secundarabad 500 003, Andrapradesh State.

7. The Director Of Town And Country Planning,  
Perambalur District  
Impleaded Suo Motu as party respondent, vide  
order of Court dated 08/02/2023 made in  
WA.Nos.230,234,235,238,239 and 242 of  
2023 AND  
Cmp.Nos.2447,2463,2478,2482,2483 AND  
2492/2023 (TR., ACJ & DBCJ)

..Respondent(s)

**WA No. 242 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255 / DA/ 48D Mettu Street, Samiappa Nagar,  
Perambalur 621 212.

..Appellant(s)

Vs

1. G.Maheswari  
W/o.Govindan, Door No.1/210 South Street,  
Venkanaur, Thittakudi, Cuddalore District.
2. The Chairman  
Tamil Nadu Industrial Development  
Corporation Limited, (A Govt. of Tamil Nadu  
Enterprises), No.19-A Rukkmani Lakshmipathy  
Road (Marshalls Road), Egmore, Chennai 8.
3. The District Collector  
Office of the District Collector, Perambalur  
District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Limited  
156-159, Baicca House, Sardar Patel Road,  
Secundarabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Limited  
Rep by its Authorized Signatory Srinivasalu  
Reddy, S/o.P.Janarathana Reddy, 156-159,



Baicca House, Sardar Patel Road,  
Secundarabad 500 003, Andrapradesh State.

7. The Director Of Town And Country  
Planning, Perambalur District  
Impleaded Suo Motu as party respondent, vide  
order of Court dated 08/02/2023 made in  
WA.Nos.230,234,235,238,239 and 242 of  
2023 AND  
Cmp.Nos.2447,2463,2478,2482,2483 AND  
2492/2023 (TR., ACJ & DBCJ)

..Respondent(s)

**WA No. 239 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255 / DA/ 48D Mettu Street, Samiappa Nagar,  
Perambalur 621 212.

..Appellant(s)

Vs

1. A.Periyasamy  
S/o.Arumugam, Door No.2/42, West Street  
Colony, Vadakaram, Poondi Village,  
Thittakudi, Cuddalore District.
2. The Chairman  
Tamil Nadu Industrial Development  
Corporation Ltd., (A Govt. of Tamil Nadu  
Enterprises), No.19-A, Rukkmani  
Lakshmipathy Road (Marshall's Road),  
Egmore, Chennai 600 008.
3. The District Collector  
Office of the District Collector, Perambalur  
District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Limited  
156-159, Baicca House, Sardar Patel Road,  
Secundarabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Limited  
Rep by its Authorized Signatory Srinivasalu



Reddy, S/o.P.Janarathana Reddy, 156-159,  
Baicca House, Sardar Patel Road,  
Secundarabad 500 003, Andrapradesh State.

7. The Director Of Town And Country  
Planning, Perambalur District  
Impleaded Suo Motu as party respondent, vide  
order of Court dated 08/02/2023 made in  
WA.Nos.230,234,235,238,239 and 242 of  
2023 AND  
CMP.Nos.2447,2463,2478,2482,2483 and  
2492/2023 (TR., ACJ DBCJ)

..Respondent(s)

**WA No. 235 of 2023**

G.V.K. Perambalur SEZ Private Limited  
No. 255/DA/48D Mettu Street, Samiappa Nagar,  
Perambalur - 621 212.

..Appellant(s)

Vs

1. C. Kathirvel  
S/o.Chinnasamy, Door No. 574, E Type 1,  
Block No.29, Neyveli Tower, Kurinjipadi,  
Cuddalore District.
2. The Chairman  
TN Industrial Develop. Corpn. Ltd., (A Govt. of  
Tamil Nadu Enterprises), No.19-A Rukkmani  
Lakshmipathy Road (Marshalls Road),  
Egmore, Chennai 8
3. The District Collector  
Office of the District Collector,  
Perambalur District, Perambalur.
4. The Sub Registrar  
Office of the Sub Registrar, Valigandapuram,  
Thirumanthurai Village, Perambalur District
5. G.V.K. Industries Ltd.,  
156-159, Baicca House, Sardarpatel Road,  
Secundarabad 500 003, Andrapradesh State
6. G.V.K. Infra Tech Private Ltd.  
Rep by its Authorized Signatory Srinivasalu



Reddy, 156-159, Baicca House, Sardarpatel Road, Secundarabad 500 003, Andrapradesh State

7. The Director Of Town And Country Planning, Perambalur District  
Impleaded Suo Motu as party respondent, vide order of Court dated 08/02/2023 made in WA.Nos.230,234,235,238,239 and 242 of 2023 AND  
Cmp.Nos.2447,2463,2478,2482,2483 AND 2492/2023 (TR., ACJ DBCJ)

..Respondent(s)

### **WA No. 230 of 2023**

To set aside the 1st Impugned Judgment dated 20.04.2022 passed in WP No.16121/2016 and 2nd Impugned Judgment dated 16.09.2022 passed in the Review Application (Writ) SR No.87974/2022 and W.M.P.No.22297/2022

### **WA No. 238 of 2023**

a) Allow the present Writ Appeal b) To set aside of the 1st impugned Judgment dated 20.04.2022 passed in Writ Petition No.16122 of 2016 and 2nd impugned judgment dated 16.09.2022 passed in the Review Application(Writ) SR.No.87972 of 2022 and WMP.No.22305 of 2022.

### **WA No. 234 of 2023**

To set aside the 1st impugned judgment dated 20.04.2022 passed in Writ Petition No. 16125 of 2016 and 2nd impugned judgment dated 16.09.2022 passed in the Review Application (Writ) Sr.No. 87975 of 2022 and WMP.No. 22314 of 2022.



**WA No. 242 of 2023**

To set aside the 1st Impugned Judgment dated 20-04-2022 passed in W.P.No. 16124 of 2016 and 2nd Impugned Judgment dated 16-09-2022 passed in the Rev.Application (Writ) SR No. No. 87977 of 2022 and W.M.P.No. 22312 of 2022.

**WA No. 239 of 2023**

To set aside the 1st Impugned Judgment passed in W.P.No. 16123 of 2016 dt.20.04.2022 and also the 2nd Impugned Judgment passed in the Rev.Appli (Writ) SR No. No. 87973 of 2022 and W.M.P.No. 22307 of 2022 dt.16.09.2022.

**WA No. 235 of 2023**

1) To allow the present Writ Appeal, 2) set aside of the 1st impugned Judgment dated 20.04.2022 passed in writ petition No.16120 of 2016 and 2nd impugned judgment dated 16.09.2022 passed in the Review Application (writ) SR No.87976 of 2022 and W.M.P. No.22289 of 2022

**WA No. 230 of 2023**

For Appellant(s): Mr.P.V.Balasubramanian,  
Senior Counsel  
for  
Mr.Adarsh Ramanujan

For Respondent(s): Mr.S.N.Subramani for R1  
Mr.Anandgopalan  
for Ms.T.S.Gopalan & Co. for R2  
Dr.S.Suriya,  
Addl.G.P. for R3, R4 & R7  
No appearance for R5 & R6

**COMMON JUDGMENT**

**(Judgment of the Court was delivered by S.M.Subramaniam J.)**

Under assail is the common order passed by writ court dated 20.04.2022 in a batch of writ petition.



2. Learned Senior Counsel appearing on behalf of the appellant would mainly contend that the appellant developed Special Economic Zone under the provisions of Special Economic Zones Act, 2015, by obtaining necessary approval from Tamilnadu Industrial Development Corporation Limited (TIDCO). Lands were acquired from the private land owners and Memorandum of Understanding were signed between the parties. As per the agreement, in lieu of the acquisition of lands by the appellant Company from the private land owners, they agreed to purchase an alternate land and secure necessary lay out approval and allot the respective plots to the land losers. Though the agreement was signed between the parties in 2009, no progress has been made, neither in developing the project nor handing over alternate land in favour of the land losers.

3. Learned Senior counsel for the appellant would submit that the appellant Company purchased vast extent of lands measuring 258 acres at Perumathur and Pennakonam in Perambalur District and submitted an application to the Director of Town and Country Planning seeking necessary lay out approval. The grievance of the appellant is that the application submitted by them was not considered by the Director of Town and Country Planning, which caused delay in allotment of plots to the respondents/land losers. The writ Court, allowed the writ petition in favour of the respondents, vide, a common order dated 20.04.2022. The present appeals are pending for the past about 3½ years. Even during the interregnum period, no progress regarding getting lay out approval from the Director of Town and Country



Planning.

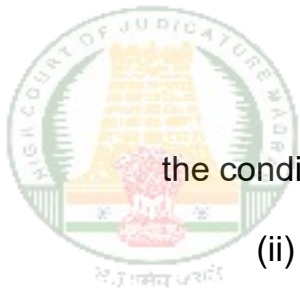
4. This Court is of the considered view that the land losers cannot be made to suffer for an indefinite period, despite the fact that they have consented for acquisition and handed over their valuable lands for developing Special Economic Zone by the appellant Company. Thus, any delay caused would result in prejudice to the land losers, who had parted with their valuable lands in favour of the appellants.

5. Learned counsel for the respondents would submit that the lands belonged to the respondents were handed over to the appellant and despite that, they are unable to get alternate land as per the terms agreed between the parties in the Memorandum of Understanding dated 23.10.2009. Almost 17 years lapsed. The delay is unreasonable. Therefore, the respondents are entitled for an appropriate relief.

6. The appellant has no quarrel in respect of the conditions agreed by them for handing over of alternate land to the respondents. They have purchased vast extent of land and submitted application seeking lay out approval from the Director of Town and Country Planning.

7. This being the factum agreed by the appellant, this Court is inclined to pass the following order.

(i) The 7<sup>th</sup> respondent, Director of Town and Country Planning, is directed to scrutinize the application filed by the appellant Company seeking layout approval and pass final order within a period of eight weeks from the date of receipt of a copy of this order on merits and in accordance with law, if



the conditions stipulated for grant of approval has been complied with.

(ii) The appellant is at liberty to pursue the application with the Directorate of Town and Country Planning and ensure that all the formalities are completed within the time limit, enabling the Director of Town and Country Planning to take a final decision and pass appropriate orders.

(iii) In the event of not granting lay out approval by the Director of Town and Country Planning within a period of eight weeks time as stipulated above, the appellant Company is directed to pay compensation equivalent to the extent of land as agreed by the appellant in the Memorandum of Understanding dated 23.10.2009, at the market value of the land, prevailing as of now, and settle the same in favour of the respondents within a period of eight weeks from the date of expiry period of eight weeks granted for taking decision regarding the application submitted by the appellant seeking lay out approval.

8. Accordingly, the Writ Appeals are disposed of. No costs. Consequently, connected miscellaneous petitions are closed.

**(S.M.S.,J.) (K.S.,J.)**  
**26-03-2026**

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

vsi



To

1. The Chairman

TN Industrial Development Corporation Limited, (A Govt. of Tamil Nadu Enterprises), No.19-A Rukkmani Lakshmipathy Road (Marshalls Road), Egmore, Chennai 8

2. The District Collector

Office of the District Collector, Perambalur District, Perambalur.

3. The Sub Registrar

Office of the Sub Registrar, Valigandapuram, Thirumanthurai Village, Perambalur District



WEB COPY

WA No. 230, 234, 235,  
238,239 & 242 of 2023



**S.M.SUBRAMANIAM J.  
AND  
K.SURENDER J.**

vsi

**WA No. 230, 234, 235,  
238,239 & 242 of 2023  
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